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5/11/11

Adv. Vijaya P. Maheshwari

Suyash Apt., First Floor,
Mahatma Nagar, Nashik
Mob. 9422270798
vijayamaheshwari127@gmail.com

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0084
2020

9001 - STAP

9001 - RIG



गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन6-7045-2020

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: श्री. रुपेश तहिलराम धिरवाणी - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकूण: रु. 820.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:00 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-6

बाजार मूल्य: रु.21983000 /-

मोबदला रु.17586500/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.

1) देयकाचा प्रकार: DHC रकम: रु.720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2312202019784 दिनांक: 24/12/2020

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008903542202021E दिनांक: 24/12/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1792-2018 Amt. 30000

Plum
मुख्य वस्तु परत



24/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 6

दस्त क्रमांक : 7045/2020

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

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| (1) विलेखाचा प्रकार | सेल डीड |
| (2) मोबदला | 17586500 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 21983000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | |
| (5) क्षेत्रफळ | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | |
| (10) दस्त नोंदणी केल्याचा दिनांक | |
| (11) अनुक्रमांक, खंड व पृष्ठ | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | |
| (14) शेर | |

1) पालिकेचे नाव:- नाशिक म.न.पो. २०२ ४थेन ; इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक मनपा हद्दीतील मौजे नाशिक येथील स.नं.726/1ब(सिटीएस नं.7390)टीपी स्कीम नं.2 या मधील फायनल प्लॉट नं.483ब यांसी प्लॉट नं.55 यांसी क्षेत्र 400.00 चौ.मी. व प्लॉट नं.56 यांसी क्षेत्र 400.00 चौ.मी. या प्लॉट मिळकती वरील रॉयल फ्लोटिंग व्हिला या प्रकल्पातील पहिल्या मजल्यावरील फ्लॉट नं.01 यांसी क्षेत्र 262.95 चौ.मी.कार्पेट व 289.245 चौ.मी.विल्टअप हि मिळकत. (Survey Number : 726/1ब(सिटीएस नं.7390) ; Plot Number : 55+56 ;)

1) 289.24 चौ.मीटर

1): नाव:-मे.राजपुत बिल्डकॉन पार्टनरशिप फर्म तर्फे 1.रम्मी परमजीतसिंग राजपुत - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डी-9,तुलसी अपार्टमेंट,सिता गुंफा रोड,पंचवटी,नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-AIBPR6428E
2): नाव:-मे.राजपुत बिल्डकॉन पार्टनरशिप फर्म तर्फे जिम्मी परमजीतसिंग राजपुत - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डी-9,तुलसी अपार्टमेंट,सिता गुंफा रोड,पंचवटी,नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-AISPR1066M

1): नाव:-श्री. रुपेश तहिलराम धिरवाणी - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- गंगानिवास,लोकमान्य नगर,गंगापूर रोड,नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422013 पॅन नं:-ADKPD8181G

24/12/2020

24/12/2020

7045/2020

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(25-a) Movable Property



सूची क्र. II

नोंदणी नंबरची प्रथम प्रत

अस्सल बरहुकुम नसकल

सह दुय्यम निबंधक वर्ग-२,

नाशिक-६



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|-----------------------------------|---------------|--------|---------------------------|--|----------------------|-----------------------|------|
| GRN | MH008903542202021E | BARCODE | | | Date | 23/12/2020-17:29:27 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | ADKPD8181G | | | |
| Office Name | NSK1_HQR SUB REGISTRAR NASHIK 1 | | | Full Name | RUPESH TAHILRAM DHIRWANI | | | |
| Location | NASHIK | | | Flat/Block No. | FLAT NO 1 | | | |
| Year | 2020-2021 One Time | | | Premises/Building | | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | ROYAL FLOATING VILLA | | | |
| 0030046401 Stamp Duty | | 100.00 | | Area/Locality | NASHIK | | | |
| 0030063301 Registration Fee | | 100.00 | | Town/City/District | | | | |
| | | | | PIN | 4 | 2 | 2 | 0 |
| | | | | PIN | | | 0 | 2 |
| | | | | Remarks (If Any) | PAN2=AAPFR6712B--SecondPartyName=MS RAJPUT BUILDCON- | | | |
| | | | | Amount In | Two Hundred Rupees Only | | | |
| Total | | | 200.00 | Words | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332020122322638 | 2650240762 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 23/12/2020-17:30:13 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | IDBI BANK | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.
Mobile No. : 8983191399

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2312202019784

Date 23/12/2020

Received from SELF, Mobile number 9999999999, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.

Page 1/1

Print Date 23-12-2020 05:30:23

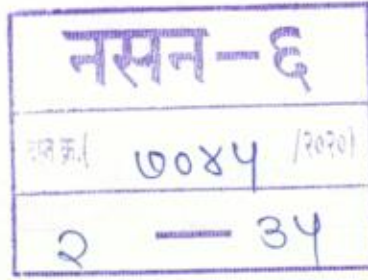
Bank Name ANDB

Date 23/12/2020

Bank CIN 10004152020122317714

REF No. 0050758825

This is computer generated receipt, hence no signature is required.



!! Shree!!
“SALE DEED”

(Flat No. 1, Royal Floating Villa, Nashik)

THIS SALE DEED is made & executed at Nashik on this 23 day of the month of December in the year 2020

BETWEEN

M/S. Rajput Buildcon
PAN- AAPFR 6712 B
A partnership firm through its Partners –

1) Mr. Rammy Paramjeetsingh Rajput,
Age- 39, Occ. Business,
PAN AIBPR6428E

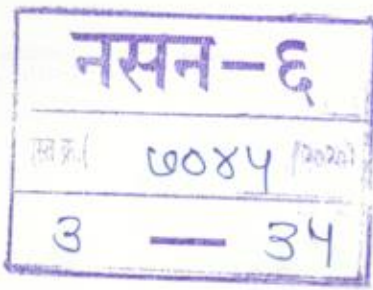
2) Mr. Jimmy Paramjeetsingh Rajput
Age – 40, Occ. Business,
PAN AISPR1066M
Both R/o. D 9, Tulsi Apartment, Sita Gunfa Road,
Panchavati, Nashik 422 003, State of Maharashtra.

Hereinafter referred to as the “**Owners / Vendor / Builder**” (which expression shall, unless repugnant to the context or meaning thereof shall always mean and include the said partnership firm, its partners, their heirs, legal representatives, executors, administrators) AS THE PARTY OF THE FIRST PART.

AND

Mr. Rupesh Tahilram Dhirwani
Age-46, Occu.- Business
R/o. Ganga Niwas, Lokmanya Nagar,
Gangapur Road, Nashik.
PAN- ADKPD8181G

Hereinafter referred to as the “**FLAT PURCHASER**” (which expression shall unless it be repugnant to the context and / or meaning thereof shall always mean and include their respective heirs, legal representatives, administrators and assigns) AS THE PARTY OF THE SECOND PART.



(1) HISTORY OF THE PROPERTY :-

- a) The Owner i.e. Jimmy Rajput herein purchased said plot No. 55 from M/s. Petal Horticulture Pvt. Ltd. and Thakkar's Developers Ltd. by registered Sale Deed dated 24/12/2010 which is registered with the Sub Registrar of Assurances, Nashik at Sr. No. 14479/2010 on 27/12/2010 and Jimmy Rajput herein further purchased said plot No.56 from M/s. Petal Horticulture Pvt. Ltd. and Thakkars Developers Ltd. by registered Sale Deed dated 24/12/2010 which is registered with the Sub Registrar of Assurance, Nashik at Sr. No.14478/2010 on 27/12/2010, and to that effect, name of the Owner is recorded in 7/12 Extract. Thereafter the plot owner has gifted Plot No. 56 to his brother Mr. Rammy Paramjitsingh Rajput and accordingly Gift Deed is registered in the office of Sub Registrar Nashik at Sr. No.9334 on 29/10/2014 and accordingly name of the Donee is recorded in 7/12 extract. Thereafter both the owners formed a Partnership Firm namely M/s. Rajput Buildcon and accordingly Deed of Partnership is entered into between the parties. So also, the said owners purchased T.D.R. rights from A Zone of T.D.R. Certificate no. 628 dated 02/05/2013 admeasuring area 2000 Sq. Mtrs. by registered Sale Deed dated 3/11/2014 which is registered with the Sub Registrar of Assurances, Nashik-1 at Sr. No. 9502/14 on 03/11/2014
- b) All that piece and parcel of the land bearing Survey No.726/1B (CTS No. 7390) TPS scheme No. 2, Final Plot No. 483 B, (Final approved layout) out of which plot No. 55 and 56 at Village Nashik, Taluka & District Nashik. And T.D.R. Rights from A Zone out of T.D.R. Certificate no. 628 adm. 2000 sq.mtrs. (which is more particularly described in Schedule-I hereunder written and hereinafter called as the "Said Property"
- c) The said property is absolutely owned and possessed by the Owners / Builder herein and by virtue of said Sale Deeds and Gift Deed and Partnership Deed, the Owners / Developer / Builder herein have sole and exclusive right to develop, to construct the said property and to sell the flats in the buildings to be constructed by them on the said property and to enter into agreements with the purchasers of the flats and to receive the sale price in respect thereof;
- d) The Owner / Builder / Developer herein above mentioned have entered into standard Agreement with Architect

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registered with the council of Architects and such Agreement is as per the Agreement prescribed by the council of Architects;

e) The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 with the Real Estate Regulatory Authority at Nashik bearing no. P51600008082.

f) The Owner/Promoter/Developer/Builder has appointed structural Engineer Shri Ravi Amrutkar for the preparation of the structural design and drawings of the buildings and the Owner/Promoter/Developer/Builder accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings. Having prepared and submitted the plans, the specifications, elevations, sections and details of the building/s to be constructed on the said property by their Architect, the Owner / Promoter / Developer / Builder herein submitted building plan to be approved the same from the Nashik Municipal Corporation and got approved.

h) While sanctioning the said plans concerned local authority i.e. Nashik Municipal Corporation Nashik, and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner / Promoter / Developer / Builder while developing the said property and the said building/s and upon due observance and performance of which only the completion and occupation certificate in respect of the said building/s shall be granted by the concerned local authority;

i) The said plots By his order No. Maha / Kasksha-3 BSPK/ 184/2001 dated 21/12/2001 under section 44 of Maharashtra Land Revenue Code, 1966, the Collector , Nashik, granted Non-Agricultural permission of the entire property including the said plots.

j) The plan has been approved by the Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik for carrying out construction on the said property for Residential purpose under its Building Permit and Commencement Certificate bearing No. LND/BP/NASHIK/A-1/123/239, dated 13/5/2005 for construction of Residential + industrial complex which is thereafter revised and approved by the Executive Engineer, (Town Planning) , NMC for construction of residential units on the said plots under its Building Permit and Commencement Certificate bearing No. LND/BP/A-1/86/2764 dated 12/11/2014 which is thereafter further revised and approved by the Executive Engineer, (Town Planning) NMC for construction of residential units on the said plots under its Building

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Permit and Commencement Certificate bearing No LND/BP/A-1/302/3871 dated 07/10/2016 and Revised Commencement Certificate bearing No. LND/BP/A-1/01/2019 dated 04/04/2019

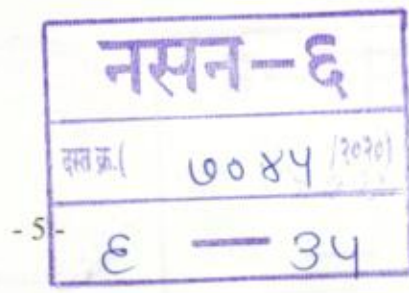
k) The Builder / Owner / Vendor on the strength of the aforesaid sanctioned plans and permissions have started construction work on the said land a building consisting of flats known as " ROYAL FLOATING VILLA" (hereinafter referred to as THE SAID BUILDING). The Developer / Owner has completed construction as per sanctioned building plan and obtained Completion Certificate from Nashik Municipal Corporation, Nashik on 16/05/2019, vide letter No.TP/Na. Paschim/22538/2019 and copy of the same is attached herewith.

l) By virtue of the said Sale Deed, Gift Deed & Partnership Deed the Developer/Builder alone have the sole and exclusive rights to sale the flats in the said building and to enter into an agreement with the Purchaser of the flats and to enter into an agreement with the Purchaser of the flats and to receive the sale price in respect thereof and to enter, execute & register the sale deed in favor of the purchasers & to give possession of the said flat.

(2) AND WHEREAS

The Flat Purchasers demanded from the Owner / Builder and the Owners / Builders have given inspection to the Flat Purchaser of all the documents of title relating to the said property and Sale Deeds, Gift Deed, Partnership Deed Sale deed of TDR and the building plans, permissions, layout copy, & all legal documents designs, and specifications. AND WHEREAS the copies of the Property Card or extract of village forms VI or VII & XII or any other relevant revenue record showing the nature of the title of the Owners to the said property on which the Flats are constructed and the copies of the plans and specification of the Flat purchased by the Flat Purchasers duly approved by concerned local authority i.e. Nashik Municipal Corporation have been given separately to the purchaser for their record.

(3) AND WHEREAS the said Flat No. 1 is owned and possessed by present Developer / Owner / Vendor and the vendors have right to dispose the same in favor of any intending Purchaser or Purchasers being the necessity of Vendors, Vendors have decided to sell the said Apartment premises due to his financial requirements, and commitments and need, and knowing the said fact Purchaser has shown the interest to purchase the same from Vendors, And after the negotiations Purchaser agreed to purchase and Vendors agreed to sell the same at and for a consideration of Rs.1,75,86,500/- including cost of construction, registration charges, common areas and facilities appurtenant. In pursuance to agreed terms and



conditions between the parties Agreement for Sale is duly made, executed and registered in the Office of Sub Registrar – 2, Nashik-1, on 01/03/2018 at Sr. No. 1792/2018 by paying entire stamp duty of Rs. 13,19,100/- and therefore this final conveyance is made and registered on Rs. 100/- stamp paper.

NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. In pursuance to the terms and conditions agreed to by and between the parties hereto and upon having received the total amount of consideration in respect of said flat premises from the Purchaser, the Owner/Vendor/Builder hereby sell, alienate, transfer, assign and convey all that piece and parcel of the constructed flat premises for a total consideration of 1,75,86,500/- (Rupees One Crore Seventy Five Lakhs Eighty Six Thousand Five Hundred Only).
2. The total consideration of Rs. 1,75,86,500/- (Rupees One Crore Seventy Five Lakhs Eighty Six Thousand Five Hundred Only) is paid by the Purchaser to Vendor as follows –

| Amount | Date | Bank | Mode |
|----------------|------------|-------|------|
| Rs.39,04,000/- | 10/11/2014 | SBI | RTGS |
| Rs.15,00,000/- | 19/11/2014 | SBI | RTGS |
| Rs.10,00,000/- | 06/07/2015 | SBI | RTGS |
| Rs.5,00,000/- | 26/10/2015 | SBI | RTGS |
| Rs.5,00,000/- | 09/09/2017 | SBI | RTGS |
| Rs.10,00,000/- | 16/02/2017 | SBI | RTGS |
| Rs.5,00,000/- | 18/02/2017 | SBI | RTGS |
| Rs.25,00,000/- | 16/08/2017 | SBI | RTGS |
| Rs.3,36,280/- | 29/01/2018 | SBI | RTGS |
| Rs.28,00,000/- | 23/02/2018 | SBI | RTGS |
| Rs.4,44,010/- | 01/03/2018 | SBI | RTGS |
| Rs.6,00,000/- | 29/03/2018 | CTC | RTGS |
| Rs.10,50,000/- | 01/11/2018 | 00936 | RTGS |
| Rs.9,50,000/- | 06/03/2020 | KOTAK | RTGS |
| Rs.2,210/- | 23/12/2020 | - | Cash |

Total consideration received Rs. 1,75,86,500/- (Rupees One Crore Seventy Five Lakhs Eighty Six Thousand Five Hundred Only).

The Purchaser has paid unto the Builder /Vendor/Owner and the Developer/Vendor/Owner have received the said consideration cost, from time to time and the Developer / Vendor / Owner hereby admit, acknowledge and confirm receipt of entire cost of

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Rs. 1,75,86,500/- (Rupees One Crore Seventy Five Lakhs Eighty Six Thousand Five Hundred Only) from the Purchaser and discharge him from the liability thereof forever.

3. The Developer/Vendor/Owner hereby declare that they have handed over vacant and peaceful possession of the said flat premises unto the Purchasers before execution of this conveyance and the Purchaser has accepted it with due inspection and after satisfaction in respect to quality of work, amenities provided and measurement of the flat area the purchaser is satisfied and there is no dispute in respect to the same and now the purchaser is entitled to retain the same forever by paying taxes and cess in respect to said flat being absolute owner and possessor.
4. The built-up area of the said flat premises is measured and confirmed by the expert in presence of purchaser and the Purchaser has no complaint regarding area of the flat. Similarly all amenities agreed are duly provided and same are confirmed by the purchaser and there is no any complaint regarding amenities given in the said flat.
So also, the Purchaser has understood the scope and extent of use and enjoyment of the general and common areas and facilities that shall be available to the Purchaser, as well as, the restricted areas and facilities.
5. The Purchaser is entitled to use and occupy the said flat premises for the purpose of "Residence".
6. The Purchaser undertakes to pay all Municipal, proportionate revenue taxes, society Maintenance charges, for the time being applicable and that may be imposed in future, in respect of the said flat premises, as its owners & all other taxes, cess, maintenance, in respect to common use of amenities will be paid by the purchaser as per their share in the building with other flat owners.
7. The Electricity connection provided for said flat premises will be of the ownership of Purchaser and he will be liable to pay the bills raised thereof.
8. The Builder / Owner / Vendor hereby declare and assure the Purchaser:
 - a. That the said flat premises admeasures 289.245 Sq. Mtrs. built up area, as per the approved building plan.

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- b. That the Builder / Vendor / Owner are fully authorized and empowered to sell, transfer and convey the said flat premises, as its Builder / Vendor / Owner unto the Purchaser.
 - c. The said flat premises and every part thereof is free from all encumbrances of whatsoever nature.
 - d. The title of said flat premises is clear, valid and marketable.
 - e. The Builder / Vendor / Owner have not subjected the said flat premises to any charge by way of mortgage, lien, lease, gift, will, surety, attachment, injunction, any oral or written Agreement, inheritance or otherwise Builder & the purchasers have verified the title of the said flat being clean & clear through legal adviser & after due satisfaction, the purchaser has completed the transaction by paying entire consideration amount.
9. The Purchaser himself with an intention to bring all remaining Owners / Purchasers of remaining flats in the building may come, do hereby covenant with the Builder / Vendor, as follows:
- i. To maintain the Flat at the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for making the good by paying repairing charges for consequences of the breach.
 - iii. To carry out all internal repairs to the said Flat and maintain the Flat in good condition. The Purchasers shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the

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| नसम-६ | |
| पत्र क्र. (७०४५) | (१०१०) |
| ६ - ३५ | |



consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without the prior written permission of the Vendors and other Flat Owners in writing.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.

vii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchasers for any purposes other than for purpose for which it is sold and to pay all taxes, cess, fees in respect to land on which building is constructed.

viii. The Purchasers shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation of other flat owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies.

ix. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flats in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Deed.

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| नसम-६ |
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| -१ १० — ३४ |



x. Till a conveyance of the project land on which the building in which Flat is situated is executed in favor of Apex Body or Federation of Flat Owners, the Purchasers shall permit the Owner/Developer/Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

xi. The Purchasers do hereby admit and agree that the terrace and common area amenities of the said building will be used by all the flat owners in common and if the Owners of plots i.e Vendors get extra FSI rights in future, the said rights will be exclusively claimed and used by the Vendors / Owners and the Purchasers will have no right to claim it as individual right.

xii. The Flat Purchaser/s have deposited with the Owners/ Promoter/Developer/Builder the following amounts :-

| Sr. No. | Particulars | Amount |
|---------|--|--------------|
| 01 | For Legal Charges | Rs.20, 000/- |
| 02 | Water connection charges proportionate expenses | Rs.35,000/- |
| 03 | For formation & registration of the said society or apartment | Rs15,000/- |
| 04 | For proportionate share of taxes and charges of MSEDCL meter deposit, transformer charges etc. | Rs.35,000/- |

* One time maintenance amount i.e Rs. 15,000,00/- (Rupees Fifteen Lakhs only) is to be paid by the flat purchaser/s to the Builder/Owner/Vendor.

10. The Builder / Owner / Vendor / do hereby, convey, acquit, release, alienate and transfer all their right, title and interest in the said flat premises, more particularly described in the schedule written hereunder, unto the Purchasers for their peaceful enjoyment forever, as its Owners.

11. All expenses like Stamp Duty, registration charges, legal fees, typing Xeroxing charges and other incidental expenses of this Conveyance are borne and paid by the Builders / Owners / Vendors exclusively.

12. The right, title and possession of the said flat premises is finally conveyed by the Builder / Owners / Vendors in favour of the

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| नसम-६ |
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| ११ — ३५ |



Purchasers for the total consideration of of Rs. Rs. 1,75,86,500/- (Rupees One Crore Seventy Five Lakhs Eighty Six Thousand Five Hundred Only) received by the Vendors.

13. This Deed of Final Conveyance is executed by the Owners / Vendors / Builder in favor of the Purchaser with free consent and the purchaser duly satisfied with the area of flat and amenities provided have accepted this Deed with free consent and will.

:: SCHEDULE I OF THE PROPERTY::

All that piece and parcel of the Non-Agricultural land bearing Survey No. 726/1B as per TP Scheme No. having Final Plot No. 483B out of approved layout plan Plot No.55 admeasuring area 400 Sq. Mtrs and Plot No. 56 admeasuring area 400 Sq. Mtrs. situated at Village Nashik Taluka & District Nashik, within the jurisdiction of Sub Registrar Nashik, and within limits of Nashik Municipal Corporation, Nashik, having bounded, jointly as under:

| | <u>Plot No. 55</u> | <u>Plot No. 56</u> |
|---------------|----------------------|--------------------|
| Towards East | : Plot No. 42 and 43 | Plot No. 44 and 42 |
| Towards South | : Plot No. 54 | Plot No. 55 |
| Towards West | : 7.5 Mtr. Road. | 7.5 Mtr. Road. |
| Towards North | : Plot No. 56. | Plot NO. 29 |

Along with all common facilities and easement rights appurtenant thereto from approved layout. Similarly TDR Rights from A Zone out of TDR Certificate No. 628, admeasuring area 320 Sq.Mtrs.

:: SCHEDULE 'II'::

All that piece and parcel of constructed property which is constructed on the property mentioned in the I schedule bearing Flat. No. 01 having admeasuring area 262.95 Sq. Mtr. Carpet Area i.e. 289.245 Sq. Mtr Built up situated on First Floor, in the building project known as " Royal Floating Villa" which is constructed on the property described in the I Schedule herein above written, having bounded as per approved plan, bounded as under:-

| | |
|---------------------|---------------|
| On or Towards East | : Open to Sky |
| On or Towards West | : Open to Sky |
| On or Towards South | : Open to Sky |
| On or Towards North | : Open to Sky |

Along with all common facilities attached therewith such as Common lift, security guard, common water meter, common electricity meter, gate sensor, allotted parking to each flat for three four wheelers and two wheelers etc. provided by the Developer / Builder.

नसम-६
रज. क्र. (७०४५ / २०२०)
१२ - ३५



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH,
YEAR MENTIONED HEREINABOVE WRITTEN.

SIGNED, SEALED & DELIVERED
BY THE WITHNNAMED OWNER/VENDOR/BUILDER
M/S. Rajput Buildcon
A partnership firm through its Partners



1) Mr. Rammy Paramjeetsingh Rajput



2) Mr. Jimmy Paramjeetsingh Rajput

SIGNED, SEALED & DELIVERED
BY THE WITHNNAMED PURCHASER



Mr Rupesh Tahilram Dhirwani

WITNESS :-

1)
H.S. Kanale
Hajjat Singh Kanale

2)
M. S. (V.P. Res.)



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ३ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : ३०१८६९ व दिनांक : ०३/१२/२०१९
भूमापन क्रमांक व उपविभाग : ७२६/१ ब/प्लॉट नं/५५/५६

| भूमापन क्रमांक व उपविभाग ७२६/१ ब/प्लॉट नं/५५/५६ | भूधारणा पध्दती भोगवट्यादार वर्ग - १ | भोगवट्यादाराचे नाव | क्षेत्र | आकार | पो.ख. | फे.फा. | खाते क्रमांक |
|--|--|--------------------------|---------|--------|-------|------------|--|
| क्षेत्र एकक | आर.चौ.मी | नाशिक महानगरपालिका नाशिक | ०.२४.०० | | | (३०१४५८) | ३३१, २८७८५, ५०००५१ |
| विन शेती | ८.००.०० | जिम्मी परमजीत राजपुत | ३.८८.०० | ५२८.०० | | (३०१४५८) | कळापे नाव इतर अधिकार |
| विन शेती आकारणी | १०५६.०० | रमणी परमजितसिंग राजपुत | ३.८८.०० | ५२८.०० | | (३०१४५८) | इतर रस्त्याकडे क्षेत्र २४.०० चौ.मी (३०१४५८) |
| जिरायत | - | | | | | | |
| बागायत | - | | | | | | |
| तरी | - | | | | | | |
| वरकस | - | | | | | | |
| इतर | - | | | | | | |
| एकूण क्षेत्र | | | | | | | |
| पॉट-खराब (लागवडीस अयोग्य) | | | | | | | |
| वर्ग (अ) | | | | | | | |
| वर्ग (ब) | | | | | | | |
| एकूण पो.ख. | ०.००.०० | | | | | | |
| आकारणी | ०.०० | | | | | | |
| जूडी किंवा विशेष आकारणी | | | | | | | |

नसन-६
दस्तावेज क्र. (७०४५ / २०२०)
९३ — ३५



जुने फेरफार क्र. (४९७७२),(५०५५८),(६४९९७),(७१७६८),(९५११६),(१०३३१९),(३०१८६९) सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- नाशिक शहर - ३ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : ३०१८६९ व दिनांक : ०३/१२/२०१९
भूमापन क्रमांक व उपविभाग : ७२६/१ ब/प्लॉट नं/५५/५६

| वर्ष | हंगाम | पिकाखालील क्षेत्राचा तपशील | | | | | | निर्मळ पिकाखालील क्षेत्र | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जस सिधनाचे साधन | शेरा |
|------|-------|-----------------------------|--------------|-----------------------------------|-------------------------|--------------------------|-------------------------|--------------------------|----------------|-------------------------------|------|-----------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | घटक पिके व प्रत्येकाखालील क्षेत्र | | निर्मळ पिकाखालील क्षेत्र | | स्वरूप | क्षेत्र | | | | |
| (१) | (२) | मिश्रपाचा संकेत क्रमांक (३) | जस सिधित (४) | अजस सिधित (५) | पिकाचे नाव/जस सिधित (६) | अजस सिधित (७) | पिकाचे नाव/जस सिधित (८) | जस सिधित (९) | अजस सिधित (१०) | (११) | (१२) | (१३) | (१४) |
| | | | आर. चौ.मी | आर. चौ.मी | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | | आर. चौ.मी | |

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २२/१२/२०२०
सांकेतिक क्रमांक :- २७२०००११४२०११०००३१२२०२०११११५

(नाम) : *Satish*
ता. जि. नाशिक



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
2267 3371/ 2265 6567

NAME : PATEL UMESH PRABHUDAS
RESIDENCE : NASHIK, Dist. NASHIK
ROLL No. : MAH/276/1988
ENROLLED ON : 15-02-1988
DATE OF BIRTH : 07-04-1962
30558

SECRETARY



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

जा.प.स्थि.ग

No. 22538

(पूर्ण/अंशिकः)

जावक क्र./नविवि/22538/2018

दिनांक : १६/०५/२०१९

श्रीमती मे. राजपुत विल्डॉन रमि अशीवार जिम्मी परमजीतराजपुत व रिम्मी परमजीत राजपुत

पॅन क्रमांक :

न्याचे ठिकाण व पत्ता : श्रीव्हा पेद्रोळ पंपाचे पुटे, एच.पी.टी. कॉलेज मागे, शेवतेकर मळा, कॉलेज रोड, वायव्य

नट प्लॉट / घरपट्टी इंडेक्स नं. संदर्भ : कायदा क्र. ११/०५ दिनांक ११/१२/१९

दाखला देण्यात येतो की, जारीक शिवारातील/सि.स.नं., स.नं. ७२६/१/६
ट नं. ५५५६ अं.भू. क्र. २८३/ब मधील इमारतीच्या तळपार्किंग + चार मजले फक्त
त्याचे इकडील बांधकाम परवानगी क्र. ११/०१/२०१९ दिनांक ०४/०४/२०१९ अन्वये
चाप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. मस्तूम कादरी रजिस्ट्रेशन क्र. ८४/१७३७०
ने निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासस्थान/शैक्षणिक/निवासी कारणासाठी खालील अटी
सि अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

एकुण बांधकाम क्षेत्र १२२२.३८ चौ.फु. या पैकी निवासी १२२२.३८ चौ.फु. निवासेतर — चौ.मी.
एकुण चर्टई क्षेत्र १२१७.३६ चौ.फु. या पैकी निवासी १२१७.३६ चौ.फु. निवासेतर — चौ.मी.
एकुण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासस्थान/शैक्षणिक/निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक —
- पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —
- घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
- सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- जिल्हा न्यायालय वंद तडजोड फी रु. ८०००. + लिंककामवेशन वंड फी रु. १०,०००. फेब्रु २०१९ - फेब्रु २०२० दिनांक २३/१२/१९ येथी भरलेले कोठेत.

नसन-६
दस्तावेज क्र. ७०४५/१०२०१
१४ — ३५



कार्यकारी अधिकारी (न. र.),
नाशिक महानगरपालिका,
नाशिक.



७२६/१६ वॉल्यूम ५५५५६
R. V. 19 m.

गाव नमुना नक
दैनिक पावती पुस्तक ०८७८७०२
महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)
गाव - नाशिक तालुका - नाशिक
दिनांक २२/१२/२०१९ याद्वारे/पिसे देणारा जिम्मी परमजीत राजपुत

| थकबाकी | एकत्रीकृत जमीन महसूल | | | | स्थानिक उपकर | | | |
|----------------|----------------------|-----------|-------------|-----------|--------------|-----------|-------------|-----------|
| | चालू वर्ष म्हणजे | | संवकीर्ण | | जिल्हा परिषद | | ग्रामपंचायत | |
| वर्ष | रु. | पै. | रु. | पै. | रु. | पै. | रु. | पै. |
| <u>२०१६/२०</u> | <u>१०५६</u> | <u>००</u> | <u>१०५६</u> | <u>००</u> | <u>७५५</u> | <u>००</u> | <u>२१९२</u> | <u>००</u> |
| <u>२०१९</u> | <u>१०५६</u> | <u>००</u> | | | | | | |

(अक्षरी) रुपये १०५६०० मध्ये ७५५ बांधकाम मालकी.

तलाठी कार्यालय

| |
|---------------------|
| नस्रन-६ |
| दस्त क्र. ७०४५/२०१० |
| १५ - ३५ |



05/03/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. नाशिक 1

दस्त क्रमांक : 1792/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) नाशिक शहर

| | | | |
|--|--|-------|-------|
| (1) विलेखाचा प्रकार | अॅग्रीमेंट टू सेल | 5 रु. | 19875 |
| (2) मोबदला | 17586500 | भारत | INDIA |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 21983000 | नाशिक | INDIA |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुळडी जिल्हा नाशिक पोट तुळडी तालुका नाशिक पैकी नाशिक मनपा हद्दीतील मीजे नाशिक येथील स.नं.726/1ब(सिटीएस नं.7390)टीपी स्कीम नं.2 या मधील फायनल प्लॉट नं.483ब यांसी प्लॉट नं.55 यांसी क्षेत्र 400.00 चौ.मी. व प्लॉट नं.56 यांसी क्षेत्र 400.00 चौ.मी. या प्लॉट मिळकती वरील रॉयल फ्लोटिंग व्हिला या प्रकल्पातील पहिल्या मजल्यावरील फ्लॉट नं.01 यांसी क्षेत्र 262.95 चौ.मी. कापेट व 289.245 चौ.मी. विळमस (Survey Number : 726/1ब (सिटीएस नं.7390) ; Plot Number: 55, 56 फायनल प्लॉट नं.483ब ;) | | |
| (5) क्षेत्रफळ | 1) 262.95 चौ.मीटर | | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव: राजपुत विलरान पार्लरशाप कर्म तप: जेजी परमजीतसिंग राजपुत वय:-37; पत्ता:-प्लॉट नं: - माळा नं: - इमारतीचे नाव: - , रोड नं: रा.डी-9, तुलसी अपार्टमेंट, सिबा पुणे रोड, तुळडी नाशिक, महाराष्ट्र, प्लास:ई.क. पिन कोड:-422003 पॅन नं:- AISPR10628E ; 2): नाव:-मे राजपुत विलरान पार्लरशाप कर्म तप: जेजी परमजीतसिंग राजपुत वय:-38; पत्ता:-प्लॉट नं: - माळा नं: - इमारतीचे नाव: - , रोड नं: रा.डी-9, तुलसी अपार्टमेंट, सिबा पुणे रोड, तुळडी नाशिक, महाराष्ट्र, प्लास:ई.क. पिन कोड:-422003 पॅन नं:- AISPR1066M ; | | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-श्री. रुपेश तहिलराम धिरेवाणी वय:-48; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , प्लॉक नं: - , रोड नं: रा.गंगानिवास, लोकमान्य नगर, गंगापूर रोड, नाशिक , महाराष्ट्र, प्लास:ई.क. पिन कोड:-422013 पॅन नं:-ADKPD8181G | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 01/03/2018 | | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 01/03/2018 | | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 1792/2018 | | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1319100 | | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14) शेर | | | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नोंदणी नंतरची प्रथम सूची क्र. II वर असलेला वर हुकुमनाम मंडळ

दु.दुय्यम निबंधक वर्ग-२ नाशिक-१.



2/26/20

2



Architectural drawings including floor plans (Ground, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th), sections, elevations, and details. Includes a table for area calculation and a schedule of materials.

| NO. | DESCRIPTION | UNIT | AMOUNT | REMARKS |
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| 99 | ... | ... | ... | ... |
| 100 | ... | ... | ... | ... |

नसन-६
 दात क्र. (००४५/२०२०)
 ९६ — ३५



2/26/2018

Tax Payer Counterfoil

PAN **ADKPD8181G**

Received from : RUPESH TAHILRAM
DHIRWANI

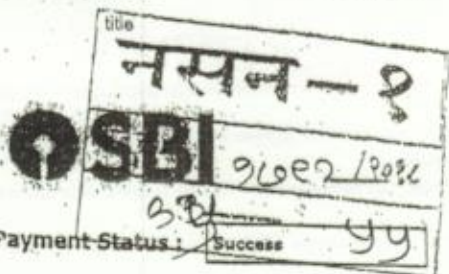
Rs : **163210/-**

(in words) : One Lakh And Sixty Three
Thousand And Two Hundred And Ten Rupees
Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head :OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2018-19



SBI Ref No. : IK00MOIVH1

| BSR Code | Tender date | Challan No |
|-------------|-------------|------------|
| CIN 0011352 | 260218 | 04854 |

Date of challan : 26-02-2018

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

Tax Payer Counterfoil

PAN **ADKPD8181G**

Received from : RUPESH TAHILRAM
DHIRWANI

Rs : **12665/-**

(in words) : Twelve Thousand And Six Hundred
And Sixty Five Rupees Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head :OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2018-19



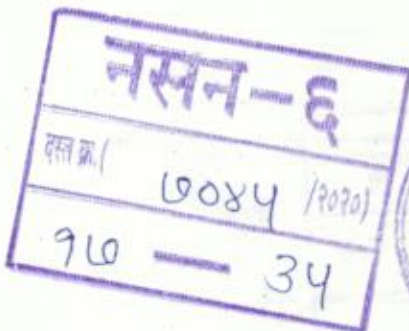
Payment Status : **Success**

SBI Ref No. : IK00MRBXZ6

| BSR Code | Tender date | Challan No |
|-------------|-------------|------------|
| CIN 0004329 | 010318 | 01832 |

Date of challan : 01-03-2018

State Bank of India
Bangalore Focal Point Branch
Bangalore
(Internet Collection Center)



नस-४



Confirmation Page

Form 26QB

Tax Acknowledgement Number is AE8525285

3/1/20

3/1/201

क्र. 9602/2018
यु

- This Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

| | | | |
|---|--------------------------|--|-----------------|
| Tax Applicable | 0021 | Assessment Year | 2018-19 |
| Minor Head Code | 800 | Financial Year | 2017-18 |
| Permanent Account No. (PAN) of Transferee (Payer/Buyer) | ADKPD8181G | Permanent Account No. (PAN) of Transferor (Payee/Seller) | AAPFR8712B |
| Full Name of the Transferee | RUPESH TAHILRAM DHIRWANI | Full Name of the Transferor | RAJPUT BUILDCON |
| Category of Transferee on the basis of PAN | Individual | Category of Transferor on the basis of PAN | Firm |
| Status of PAN as per ITD PAN Master | Active PAN | Status of PAN as per ITD PAN Master | Active PAN |

Complete Address of the Property Transferee

| | |
|------------------------------------|---------------------|
| Name of premises/Building/ Village | GANGA NIWAS |
| Flat/Door/Block No. | LOKMANYA HAGAR |
| Road/Street/Lane | GANGAPUR ROAD |
| City/District | NASHIK |
| State | MAHARASHTRA |
| Pin Code | 422005 |
| Email ID | rupeshnsh@gmail.com |
| Mobile No. | 9373478000 |

Complete Address of the Property Transferor

| | |
|------------------------------------|----------------------|
| Name of premises/Building/ Village | TULSI APARTMENT |
| Flat/Door/Block No. | D-9 |
| Road/Street/Lane | SITA GUMPHA |
| City/District | NASHIK |
| State | MAHARASHTRA |
| Pin Code | 422003 |
| Email ID | imraniala1@yahoo.com |
| Mobile No. | 7020205588 |

| | | | |
|---------------------------|------------|---|---------|
| Date of Agreement/Booking | 26/02/2018 | Whether more than one Transferee/Buyer | No |
| Date of Payment/Credit | 26/02/2018 | Whether more than one Transferor/Seller | No |
| Date of Tax Deduction | 26/02/2018 | Payment Type | Lumpsum |

Complete Address of the Property Transferred

| | |
|------------------------------------|-------------------------|
| Type of Property | Building |
| Name of premises/Building/ Village | ROYAL FLOATING VILLA |
| Flat/Door/Block No. | FLAT NO.1, COLLEGE ROAD |
| Road/Street/Lane | YDLEKAR MALA, |
| City/District | NASHIK |
| State | MAHARASHTRA |
| Pin Code | 422005 |

Tax Deposit Details

| | |
|--------------------------|---|
| Rate of TDS (in %) | 1 |
| Total Amount Paid/Credit | 16321000 |
| TDS Amount to be paid | 163210 |
| Interest | 0 |
| Fee | 0 |
| Total payment | 163210.00 |
| Value in words | One Lakhs Sixty Three Thousand Two Hundred Ten Rupees and paise |

| | |
|---|----------------------|
| Total Value of Consideration (Property Value) | 16321000 |
| Mode of Payment | Online (Net-Banking) |
| Bank Name | State Bank of India |

नस-६
क्र. 6084/2020
१८ - ३५



<https://onlineservices.tin.egov-nsdl.com/etaxnew/ConfirmDetailsServlet?Key=676015848>

1/2

https

नसम-६
 3/1/2018
 9E — 34



Form 26QB नसम-९
 Your E-tax Acknowledgement Number is AE8636265



- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment of TDS etc. Taxpayers are advised to download Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of TDS at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

| | | | |
|---|--------------------------|--|-----------------|
| Tax Applicable | 0021 | Assessment Year | 2016-19 |
| Minor Head Code | 803 | Financial Year | 2017-18 |
| Permanent Account No. (PAN) of Transferee (Payee/Buyer) | ADKPD8181G | Permanent Account No. (PAN) of Transferor (Payee/Seller) | AAPFR6712B |
| Full Name of the Transferee | RUPESH TAHILRAM DHIRWANI | Full Name of the Transferor | RAJPUT BUILDCON |
| Category of Transferee on the basis of PAN | Individual | Category of Transferor on the basis of PAN | Firm |
| Status of PAN as per ITD PAN Master | Active PAN | Status of PAN as per ITD PAN Master | Active PAN |

Complete Address of the Property

Transferee

| | |
|------------------------------------|---------------------|
| Name of premises/Building/ Village | Ganga Niwas |
| Flat/Door/Block No. | Gangapur Road |
| Road/Street/Lane | Lokmanya Nagar |
| City/District | Nashik |
| State | MAHARASHTRA |
| Pin Code | 422005 |
| Email ID | rupeshnek@gmail.com |
| Mobile No. | 9373905690 |

Complete Address of the Property

Transferor

| | |
|------------------------------------|----------------------|
| Name of premises/Building/ Village | Tulsi Apartment |
| Flat/Door/Block No. | D 9, Panchvati |
| Road/Street/Lane | Seeta Gumbha Road |
| City/District | Nashik |
| State | MAHARASHTRA |
| Pin Code | 422003 |
| Email ID | imran/ala1@yahoo.com |
| Mobile No. | 7020205566 |

| | | | |
|---------------------------|------------|--|--------------|
| Date of Agreement/Booking | 01/03/2016 | Whether more than one Transferee/Buyer No | |
| Date of Payment/Credit | 01/03/2016 | Whether more than one Transferor/Seller No | |
| Date of Tax Deduction | 01/03/2016 | Payment Type | Installments |

Complete Address of the Property

Transferred

| | |
|------------------------------------|---------------------------|
| Type of Property | Building |
| Name of premises/Building/ Village | Royal Floating Villa Apar |
| Flat/Door/Block No. | 1, Yeolekar Male |
| Road/Street/Lane | College Road |
| City/District | Nashik |
| State | MAHARASHTRA |
| Pin Code | 422005 |

Tax Deposit Det

| | |
|----------------------------|---|
| Rate of TDS (in %) | 1 |
| Total Amount Paid/Credited | 1266500 |
| TDS Amount to be paid | 12665 |
| Interest | 0 |
| Fee | 0 |
| Total payment | 12665.00 |
| Value in words | Twelve Thousand Six Hundred and Sixty Five Rupees and paise |

| | |
|---|----------------------|
| Total Value of Consideration (Property Value) | 1266500 |
| Mode of Payment | Online (Net-Banking) |
| Bank Name | State Bank of India |

| |
|------------------------|
| नस्रन-६ |
| दसल क. (५०४५ / २०१०) |
| २० — ३५ |



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 : P51600008082
Project: Royal Floating Villa, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NUMBER 55 56 S.NO 726 1 Bt Nashik, Nashik, Nashik, 422005;

1. Rajput Buildcon, having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422003.
 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 scheduled 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 (1) 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 18/08/2017 and ending with 31/12/2020 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.

| |
|------------------------|
| नस्रन-९ |
| दसल क. (१५०२ / २०१६) |
| ३६ — ५५ |



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/18/2017 12:15:43 PM

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

Dated: 18/08/2017
Place: Mumbai

नसन-६

दस्तावेज क्र. ७०४५ / २०१३

२९ — ३५



ASLAM S. KADRI
TARANNUM A. KADRI

MORPHOSIS ARCHITECTS

नसन-१

दस्तावेज क्र. १००२ / २०१२

३० — ५५



Date: 20/07/2017

To
The " RAJPUT BUILDCON", ROYAL FLOATING VILLA APARTMENT, P. NO. 55+56, S. NO. 726/1/B,
VISE MALA, COLLEGE ROAD, NASHIK SHIWAR, NASHIK.

Subject : Certificate of Percentage of Completion of Construction Work of " ROYAL FLOATING VILLA
APARTMENT", the Project situated on the P.No. 55+56, S.No. 726/1/B,

demarcated by its boundaries (latitude and longitude of the end points)

On or towards East : P. NO. 41,42,43

On or towards West : Colony road

On or towards South : P. NO. 54

On or towards North : P. NO. 29

of Division Nashik, Village NASHIK, NASHIK, Taluka NASHIK, Dist NASHIK admeasuring 800.00
sq.mts. area, being developed by "RAJPUT BUILDCON thr. Partner Mr. J. P. RAJPUT & OTHER ONE.

Sir,
I/We AR. ASLAM S. KADRI have undertaken assignment as ARCHITECT / Licensed Surveyor of certifying Percentage
of Completion of Construction Work of the " ROYAL FLOATING VILLA" the Project, situated on the P.No.
55+56, S.No. 726/1/B of Div. Nashik, Village NASHIK, Taluka NASHIK, Dist NASHIK admeasuring
800.00 sq.mts. area, being developed by "RAJPUT BUILDCON".

1. Following technical professionals are appointed by Owner / Promoter :-

- I/ we AR. ASLAM KADRI as ARCHITECT
- Er. Sanjiv Patel as Structural Consultant
- Mr. Sunny Rajput as Site Supervisor

Based on Site Inspection, with respect to each of the Building / Wing of the aforesaid Real Estate Project, I certify
that as on the date of this certificate, the Percentage of work done for each of the building / Wing of the Real Estate
Project is as per table A herein below. The percentage of the work executed with respect to each of the activity of
the entire phase is detailed in Table B.

TABLE A

ROYAL FLOATING VILLA APARTMENT

| Sr.No | Tasks / Activity | Percentage of work done (%) |
|-------|------------------|-----------------------------|
| 1 | Excavation | 100 |

ASLAM S. KADRI
CA/94/17310
MORPHOSIS ARCHITECT
Phone No. 0253-20200

'NEER CASA' Gangapur Road, Opp. Bobby's Restaurant, Bendkule Nagar, Anandwadi Shiwar, Nashik - 422 306
Phone : 0253-2020033 E-mail : morphosisarchitect@gmail.com

| | | |
|----|--|------|
| | Plinth | 100 |
| |number of Podiums | N.A. |
| | Stilt Floor | 100 |
| | ..S..number of slabs of super Structure | 100 |
| | Internal walls, Internal Plaster, Floorings within Flats / Premises, Doors Windows to each of the Flat / Premises | 50 |
| | Sanitary Fitting within the Flat / Premises, Electrical Fittings within the Flat / Premises | 20 |
| | Staircase, Lifts Well and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground Water Tanks | 10 |
| 9 | The External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, | 60 |
| 10 | Installation of lifts, water-pumps, Fire Fighting Fitting and Equipment as per CEO NOC, Electrical Fitting to Common Areas, electro, mechanical equipment Compliance to conditions of environment / CPZ NOC, Finishing to entrance lobby / s, Plinth protection, paving to areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate | 0 |

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TABLE - B

Internal & External Development works in respect of the entire GREEN CASA APARTMENT

| S. no. | Common areas and Facilities, Amenities | Proposed (Yes/ No) | Percentage of work done | Details |
|--------|--|--------------------|-------------------------|----------------|
| 1. | Internal Roads & Footpaths | No | 0 | Not Applicable |
| 2. | Water supply | YES | 0 | |
| 3. | Sewerage (chamber, lines, septic tank, S/P) | YES | 0 | |
| 4. | Storm Water Drains | No | 0 | NA |
| 5. | Landscaping & Tree Planting | No | 0 | NA |
| 6. | Street Lighting | No | 0 | NA |
| 7. | Community Buildings | No | 0 | NA |
| 8. | Treatment and disposal of sewage and sullage water | No | 0 | NA |
| 9. | Soild Waste management & Disposal | No | 0 | NA |

(Signature)
ASLAM S. KADRI
 CA/94/17310
 MORPHOSIS ARCHITECT
 Phone No. 0253-202003

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 दसक. १७०२ / २०१८
 ४० — ५५



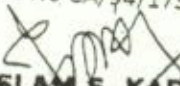
| | | | | |
|-----|---|-----|---|----|
| 10. | Water conservation, rain Water harvesting | Yes | 0 | |
| 11. | Energy management | No | 0 | NA |
| 12. | Fire protection and fire safety requirements | No | 0 | NA |
| 13. | Electrical meter room, sub-station, receiving station | No | 0 | NA |
| 14. | Open Parkings | Yes | 0 | NA |

Yours Faithfully

Signature & name

Ar. Aslam S. kadri

(License No CA/94/17310)


ASLAM S. KADRI
 CA/94/17310
 MORPHOSIS ARCHITECTS
 Phone No. 0253-2020033

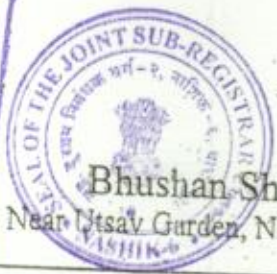
नसम-६
 दिनांक ००४५ /२०१०
 २३ — ३५



नसम-१
 दस्तक्र. (१००२ /२०१६
 ४५ — ५५



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| नसन-६ | |
| दस्तावेज क्र. | ६०४५ / २०२० |
| २४ | २५ |
| Gurushmriti | |



Bhushan Shintre

Near Jtsav Garden, Nashikroad, Nashik 422101.

FORM - 2 (see Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project wise)

Date :

To

The Rajput Buildcon Plot No 55 + 56, Sr.no 736/1/b F.P No 483/B

Subject: Certificate of Cost incurred for Development of Royal Floating Villa for Construction of One building. (MaharERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no 55 + 56 of Sr.No. 736/1/b F.P No 483/B

Demarcated by its boundaries. Plot No 42+43+44 To the North. Plot 29 To the South. Plot No 54 to the West. Colony Road 7.5 Mt

Of Division Nashik Village Nashik Taluka Nashik District Nashik Pin 422003

Admeasuring 800 sq.Mts.area being developed by (Promoter)

Ref: MaharERA Registration Number NA


Sir,

I/We Mr. Bhushan Shintre have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MaharERA, being Royal Floating Villa Building

No./Survey no./Final Plot no 726/1/b of Division Nashik Village Nashik Taluka Nashik

District Nashik Pin 422003 admeasuring 800 sq.mts. area being developed by Rajput Buildcon

- Following technical professionals are appointed by Owner/Promoter :
 - M/S/Shri/Smt Morphosis Architects as L.S./Architect
 - M/S/Shri/Smt Reliable consultants as Structural Consultant
 - M/S/Shri/Smt NA as MEP Consultant
 - M/S/Shri/Smt Mr. Bhushan Shintre as Quantity Surveyor*
- We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer and consultants and the schedule of items and quantity for the entire works calculated by Bhushan Shintre Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 29601915/- (Total of Table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied works required to be


Bhushan Shintre

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- completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the NMC being the planning authority under whose jurisdiction the aforesaid project is being implemented.
- The estimated Cost incurred till date, is calculated at Rs. 14608915/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.
 - The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion certificate from NMC (planning Authority) is estimated at Rs 15000000/- (Total of Table A and B.)
 - I certify that the cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B Below Building/Wing bearing Name Royal Floating Villa.

Table A

(To be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No | Particulars | Amounts |
|--------|---|----------------|
| 1 | Total Estimated cost of the building/wing as on _____ date of Registration is | Rs. 29601915/- |
| 2 | Cost incurred as on _____ (based on the Estimated cost) | Rs 14608915/- |
| 3 | Work done in percentage (As percentage of the estimated cost) | 49% |
| 4 | Balance Cost to be incurred (Based On Estimated Cost) | 15000000/- |
| 5 | Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A) | Nil |

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Table B

(To be prepared for the entire registered phase of the Real Estate Project)

| Sr. No | Particulars | Amounts |
|--------|--|--------------------|
| 1 | Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on _____ date of Registration is | Rs. _____ NA _____ |
| 2 | Cost incurred as on _____ (Based on the Estimated cost) | NIL |


Bhushan Shintre
 A-522364-5 B.E.(Civil)

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| | | |
|---|---|-----|
| 3 | Work done in percentage (As percentage of the estimated cost) | NIL |
| 4 | Balance Cost to be incurred (Based On Estimated Cost) | NIL |
| 5 | Cost incurred on additional / Extra Items As on _____ not included in The Estimated Cost (Annexure A) | NIL |

Yours faithfully,

Bhushan Shintre
Bhushan Shintre
A-522364-5 B.E.(Civil)

Signature of Engineer

(Licence No. _____)

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दस्तावेज क्र. (७०४५ / २०२०)
Annexure A २६ — ३५



List of Extra/Additional Items executed with cost
(Which were not part of the original Estimate of Total Cost)

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वस.क्र. (८०४५) /२०२०

२७ - ३५



FORM-3 (see Regulation 2)
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF ROYAL FLOATING VILLA)
Cost Of Real Estate Project Maharashtra Registration Number

| Sr No. | Particulars | Annexure No. | Amount(Rs.) Estimated | Amount(Rs.) Incurred |
|--------|---|--------------|--------------------------|-------------------------|
| 1 | (i) Land Cost: | | | |
| | a) Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost. | (i)(a) | 23,099,054.37 | 23,099,054.37 |
| | b) Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from local authority or State Government or any statutory authority. | (i)(b) | | |
| | c) Acquisition cost of TDR (if any) | (i)(c) | 4,597,820.00 | 4,597,820.00 |
| | d) Amounts payable to state government or competent authority or any other statutory authority of the state or central government, towards stamp duty, transfer charges, registration fees etc; and | (i)(d) | | |
| | e) Land Premium payable as per annual Statements of rates (ASR) for redevelopment of land owned by public authorities. | (i)(e) | | |
| | f) Under Rehabilitation scheme: | | | |
| | (i) Estimated construction cost of Rehab building including site development and Infrastructure for the same as certified by Engineer. | (i)(i) | | |
| | (ii) Actual cost of construction of Rehab building incurred as per the books of accounts as verified by the Chartered Accountant. | | | |
| | Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be Considered) | | | |
| | (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, Overheads cost | | | |
| | (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in Project of rehabilitation. | | | |
| | SUB-TOTAL OF LAND COST | | 27,696,874.37 | 27,696,874.37 |
| | (ii) Development Cost / Cost of Construction | | | |
| | a) (i) Estimated Cost of Construction as certified by Engineer. | (a)(i) | 29,608,915.00 | |
| | (ii) Actual cost of construction incurred as per the books of accounts as verified by the CA | (a)(ii) | | 29,608,915.00 |
| | Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered) | | | |

For Vipul Vrdhaman Bhandari & Asso.
Chartered Accountants

Vipul Vrdhaman Bhandari
(CA Vipul V. Bhandari)
Proprietor
M.No. 15R201

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| | | | |
|---|----------|----------------------|----------------------|
| (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of Machineries and equipment including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered. | (a)(iii) | | |
| b) Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority. | (b) | 3,891,128.98 | 3,744,128.98 |
| c) Principle sum and interest payable to financial institutions, scheduled banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction. | (c) | 2,323,081.00 | 2,304,054.00 |
| SUB-TOTAL OF DEVELOPMENT COST | | 35,826,124.98 | 20,637,087.98 |
| Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column | | 63,522,999.35 | |
| Total Cost Incurred of the Real Estate Project (1(i)+1(ii)) of Incurred Column | | | |
| % completion of Construction Work (As per Project Architect's Certificate) | | | |
| Proportion of the cost incurred on land cost and construction cost to the total estimated cost. (3/25) | | | |
| Amount which can be withdrawn from the Designated Account | | | |
| Total Estimated cost * proportion of cost incurred (Sr No. 2 * Sr No. 5) | | | |
| Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement. | | | |
| Net Amount which can be withdrawn from the designated bank account under this certificate. | | | 48,353,962.00 |

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 २६ — ३५



This certificate is being issued for REPA compliance for The Company (Promoter's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the company.



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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

| Sr No. | Particulars | Amount (Rs.) |
|--------|---|---------------|
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost Less Cost Incurred) (Calculated as per Form IV) | 15,169,037.00 |
| 2 | Balance amount of receivables from sold apartments As per Annexure 'A' to this certificate (As per certificate from Chartered Accountant as verified from the records and books of Accounts) | |
| 3 | (i) Balance Unsold Area (To be certified by Management and to be verified by CA from the records and books of Accounts) | 1,051.80 |
| | (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by Chartered Accountant) (As per Annexure 'A' to this certificate) | 6,891,014.95 |
| 4 | Estimated receivables of ongoing project. Sum of 2+3(ii) | 6,891,014.95 |
| 5 | Amount to be deposited in Designated Account -70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than,1 then 100% of the balance receivables of ongoing project will be deposited in designated Account | |

This certificate is being issued for RERA compliance for the company (promoter's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the company.

For Vipul Vardhaman Bhandari & Asso.
Chartered Accountant

Vipul V. Bhandari
(CA Vipul V. Bhandari)
Proprietor
M.No. 168255

नसम-९

दस्तावेज (७०६२ / २०२०)

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जिम्मी परमजितसिंह राजपूत
Jimmy Paramjitsingh Rajput
जन्म वर्ष/Year of Birth: 1979
पुरुष / Male



4635 8715 0111

आधार - सामान्य माणसाचा अधिकार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: S/O: Paramjitsingh Rajput, Flat no D-9, Tulsi Apartment, Sita gupha Road, Near Paramanand hall Panchavati, Nashik, Maharashtra, 422003

आधार - Aam Aadmi ka Adhikar



नसल - १
दस्तावेज (अब) 12/22
40 44

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
JIMMY PARAMJEET SINGH RAJPUT
PARAMJEET SINGH AVTARSINGH RAJPUT
17/08/1979
PAN: ABRK066M



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नोंदविल्याचा क्रमांक / Enrollment No 2017/90486/0282's
To: रम्यी परमजित सिंह राजपूत
Rammy Paramjeet Singh Rajput
D-09, Tulsi Apartment
Sita gupha road
panchavati, nashik
Nashik
Panchavati Nashik Nashik
Maharashtra 422003
9545222223

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दस्तावेज 6084 / 2020
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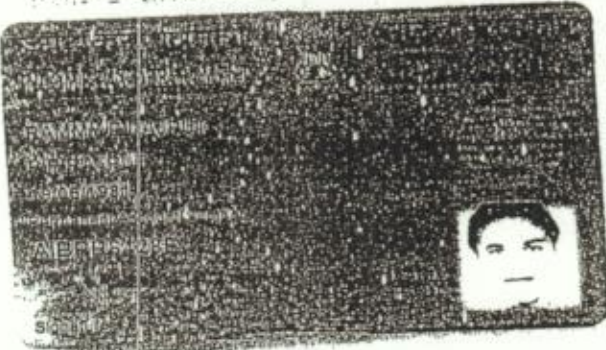
आधार - सामान्य माणसाचा अधिकार

रम्यी परमजित सिंह राजपूत
Rammy Paramjeet Singh Rajput
जन्म वर्ष / Year of Birth : 1981
पुरुष / Male



8593 5185 3784

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Research In Technology Solutions Pvt. Ltd.

रुपेश तहिलराम धिरवाणी
Rupesh Tahilram Dhirwani
gangapur road
ganga niwas lokmany nagar
Nashik
H P T College Nashik Nashik
Maharashtra 422005
9373905590

22/07/2015

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2997 1345 5609

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



रुपेश तहिलराम धिरवाणी
Rupesh Tahilram Dhirwani
जन्म तारीख / DOB : 06/08/1972
पुरुष / Male



Plim

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दस्तावेज ५०४५ / २०२०
३१ — ३५



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आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUPESH TAHILRAM DHIRWANI
TAHILRAM HASSANAND DHIRWANI
06/08/1972
Permanent Account Number
ADKPD8181G



Plim

आयकर विभाग
INCOME TAX DEPARTMENT
RAJPUT BUILDING



भारत सरकार
GOVT. OF INDIA

13/03/2012
Permanent Account Number
AAAPR6712B



04062013

घोषणापत्र / शपथपत्र

मी खाली सही करणार, मा. नोंदणी महानिरीक्षक, महाराष्ट्र राज्य, पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/ हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (General Power of Attorney Holder)/ लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेला नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज बोजे, विकसन बोजे, शासन बोजे व मुख्य मुखत्यारधारकांनी केलेल्या व्यवहारांच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर दावांसाठी दस्त निष्पादक व कबुलीधारक तसेच दस्तातील निष्पादकांच्या ओळखीबाबत ओळख पटविणारे व साक्षीदार हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/ मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत. निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणी ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

सादर मिळकतीविषयी सध्या होत असलेले फसवणूक/ बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणी कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत. याची मला/ आम्हांला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/ शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

1) 

2) 

-लिहून देणार-



-लिहून देणार-

नसन-६
दस्त क्र. ६०४५/२०१०
32 — 34



| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|---|--------------------------------|------------------|------------------------|----------------|
| Valuation ID | 202012243351 | 24 December 2020, 11:43:15 AM | | | |
| नसं६ | | | | | |
| मूल्यांकनाचे वर्ष | 2020 | | | | |
| जिल्हा | नाशिक | | | | |
| मूल्य विभाग | तालुका : नाशिक | | | | |
| उप मूल्य विभाग | 14.6 -मखमलाबाद म्हसुरुळ लिक रस्त्याच्या दक्षिणेकडील रस्ता विभाग वगळता अंतर्गत रहिवास व तत्सम विभागातील मिळकती | | | | |
| क्षेत्राचे नांव | Nashik Municipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : | सर्व्हे नंबर#383 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 7560 | 25300 | 28300 | 33200 | 0 | चौ. मीटर |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र(Built Up)- | 33.45 चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2वर्षे | मूल्यदर/बांधकामाचा दर- | Rs 25300/- |
| उद्दवाहन सुविधा - | आहे | मजला - | 1st To 4th Floor | | |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ | | | | | |
| = (25300 * (100 / 100)) * 100 / 100 | | | | | |
| = Rs.25300/- | | | | | |
| A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | | |
| = 25300 * 33.45 | | | | | |
| = Rs.846285/- | | | | | |
| Applicable Rules = 3, 18, 19 | | | | | |
| एकत्रित अंतिम मूल्य | | | | | |
| = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य(खुली बाल्कनी) + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी | | | | | |
| = A + B + C + D + E + F + G + H + I | | | | | |
| = 846285 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | | | |
| =Rs.846285/- | | | | | |

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नसं-६
 दस क्र. ७०४५ /२०२०
 33 — 34



538/7045

गुरुवार, 24 डिसेंबर 2020 11:48 म.पू.

दस्त गोषवारा भाग-1

नसन6 38-34

दस्त क्रमांक: 7045/2020

दस्त क्रमांक: नसन6 /7045/2020

बाजार मूल्य: रु. 2,19,83,000/- मोबदला: रु. 1,75,86,500/-

भरलेले मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1792-2018 Amt. 30000

दु. नि. सह. दु. नि. नसन6 यांचे कार्यालयात

पावती:8012

पावती दिनांक: 24/12/2020

अ. क्र. 7045 वर दि.24-12-2020

सादरकरणाराचे नाव: श्री. रुपेश तहिलराम धिरवाणी - -

रोजी 11:38 म.पू. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकुण: 820.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२

दस्तावेज प्रकार: सेल डीड

Joint S.R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२

नाशिक-६.

मुद्रांक शुल्क: (25-अ) जंगण मालमत्तेच्या बाबतीत असेल तर

शिक्का क्र. 1 24 / 12 / 2020 11 : 38 : 38 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 12 / 2020 11 : 40 : 32 AM ची वेळ: (फी)





24/12/2020 11:50:19 AM

दस्त गोषवारा भाग-2

नसम6

34-34

दस्त क्रमांक:7045/2020

दस्त क्रमांक :नसम6/7045/2020

दस्ताचा प्रकार :-सेल डीड

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1 | नाव:श्री. रुपेश तहिलराम धिरवाणी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गंगानिवास, लोकमान्य नगर, गंगापूर रोड, नाशिक, महाराष्ट्र, नाशिक. पिन नंबर:ADKPD8181G | लिहून देणार वय :-46 स्वाक्षरी: | | |
| 2 | नाव:मे.राजपुत बिल्डकॉन पार्टनरशिप फर्म तर्फे 1.रम्मी परमजीतसिंग राजपुत - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी-9, तुलसी अपार्टमेंट, सिता गुंफा रोड, पंचवटी, नाशिक, महाराष्ट्र, नाशिक. पिन नंबर:AIBPR6428E | लिहून देणार वय :-39 स्वाक्षरी:- | | |
| 3 | नाव:मे.राजपुत बिल्डकॉन पार्टनरशिप फर्म तर्फे जिम्मी परमजीतसिंग राजपुत - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी-9, तुलसी अपार्टमेंट, सिता गुंफा रोड, पंचवटी, नाशिक, महाराष्ट्र, नाशिक. पिन नंबर:AISPR1066M | लिहून देणार वय :-40 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तयारकीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 12 / 2020 11 : 42 : 18 AM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1 | नाव:अॅड उमेश प्रभुदाम पटेल - - वय:57 पत्ता:ता.जि.नाशिक. पिन कोड:422002 | | |

शिक्का क्र.4 ची वेळ:24 / 12 / 2020 11 : 42 : 49 AM

शिक्का क्र.5 ची वेळ:24 / 12 / 2020 11 : 42 : 53 AM

Joint S.R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Office Number | Payment Date |
|-----|--------------------------------|----------|------------------------|--------------------|--------|---------|------------------|--------------|
| 1 | RUPESH TAHILRAM DHIRWANI | eChallan | 69103332020122322638 | MH008903542202021E | 100.00 | SD | 0004111549202021 | 24/12/2020 |
| 2 | | DHC | | 2312202019784 | 720 | RF | 2312202019784D | 24/12/2020 |
| 3 | RUPESH TAHILRAM DHIRWANI | eChallan | | MH008903542202021E | 100 | RF | 0004111549202021 | 24/12/2020 |

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

7045 /2020

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