

AGREEMENT FOR SALE

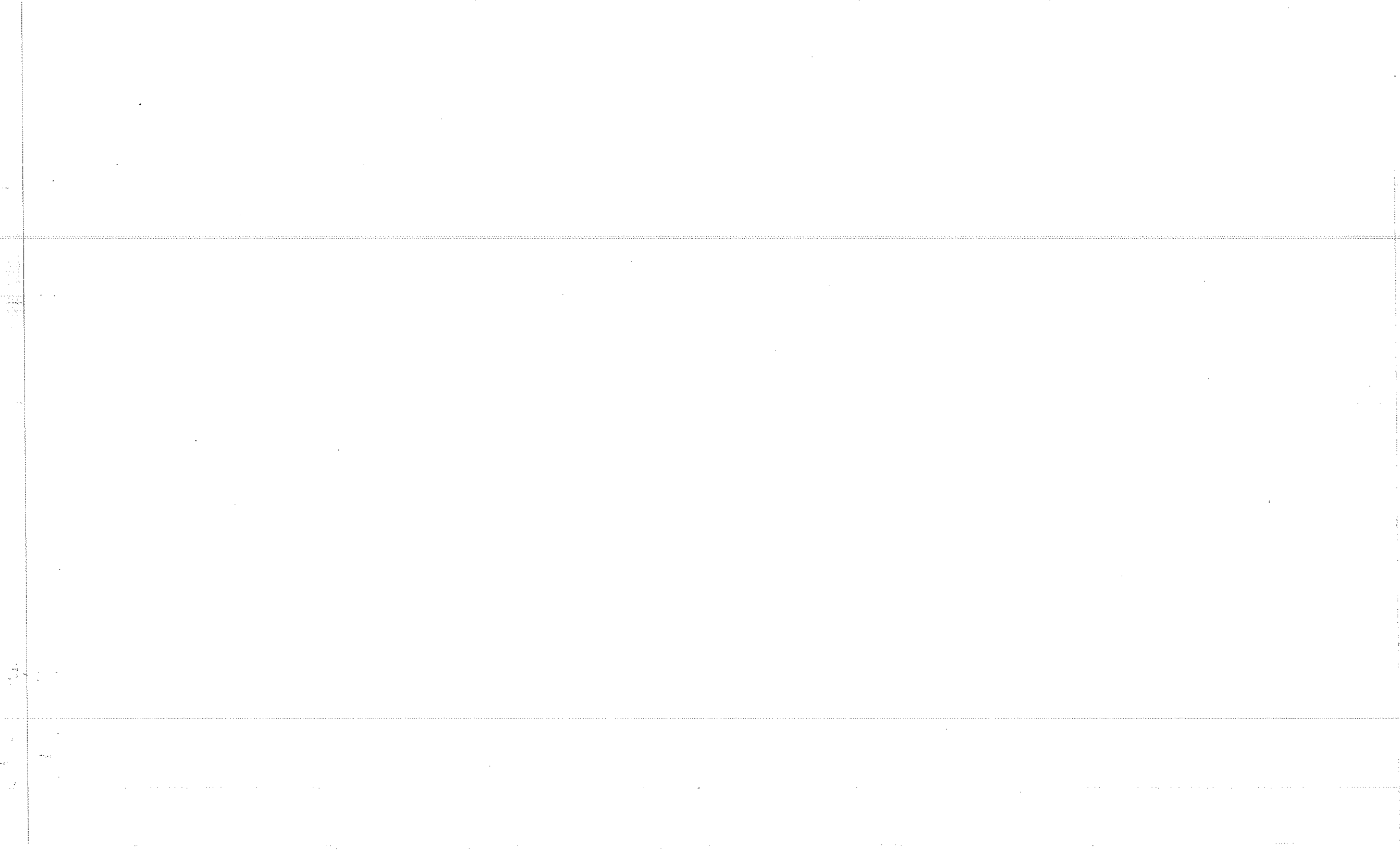
NAME :- MR. DEEPAK DNYANDEV BHALERAO
MRS. VARUNA DEEPAK BHALERAO

1322
2023

FLAT NO. :- B-403

PROJECT NAME : ROONGTA FLORENZA APARTMENT

2B - 2B



341/8329

Monday, July 17, 2023
1:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn. 39M

पावती क्र.: 10503 दिनांक: 17/07/2023

गावाचे नाव: नाशिक शहर
दस्तावेजाचा अनुक्रमांक: नसत4-8329-2023
दस्तावेजाचा प्रकार : अॅप्रोपेट टू सेल
नादर करणाऱ्याचे नाव: दीपक ज्ञानदेव भालेराव

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 64

₹. 30000.00
₹. 1280.00

एकूण: ₹. 31280.00

आपणाम मूल दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे
2:10 PM ह्या वेळेस मिळेल.

सह. मुख्य अधिकारी
नाशिक-४.

वाजार मुल्य: ₹.2148000 /-

मोवदला ₹.4232700/-

भरणेने मुद्रांक शुल्क : ₹. 254000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0807202302113 दिनांक: 17/07/2023

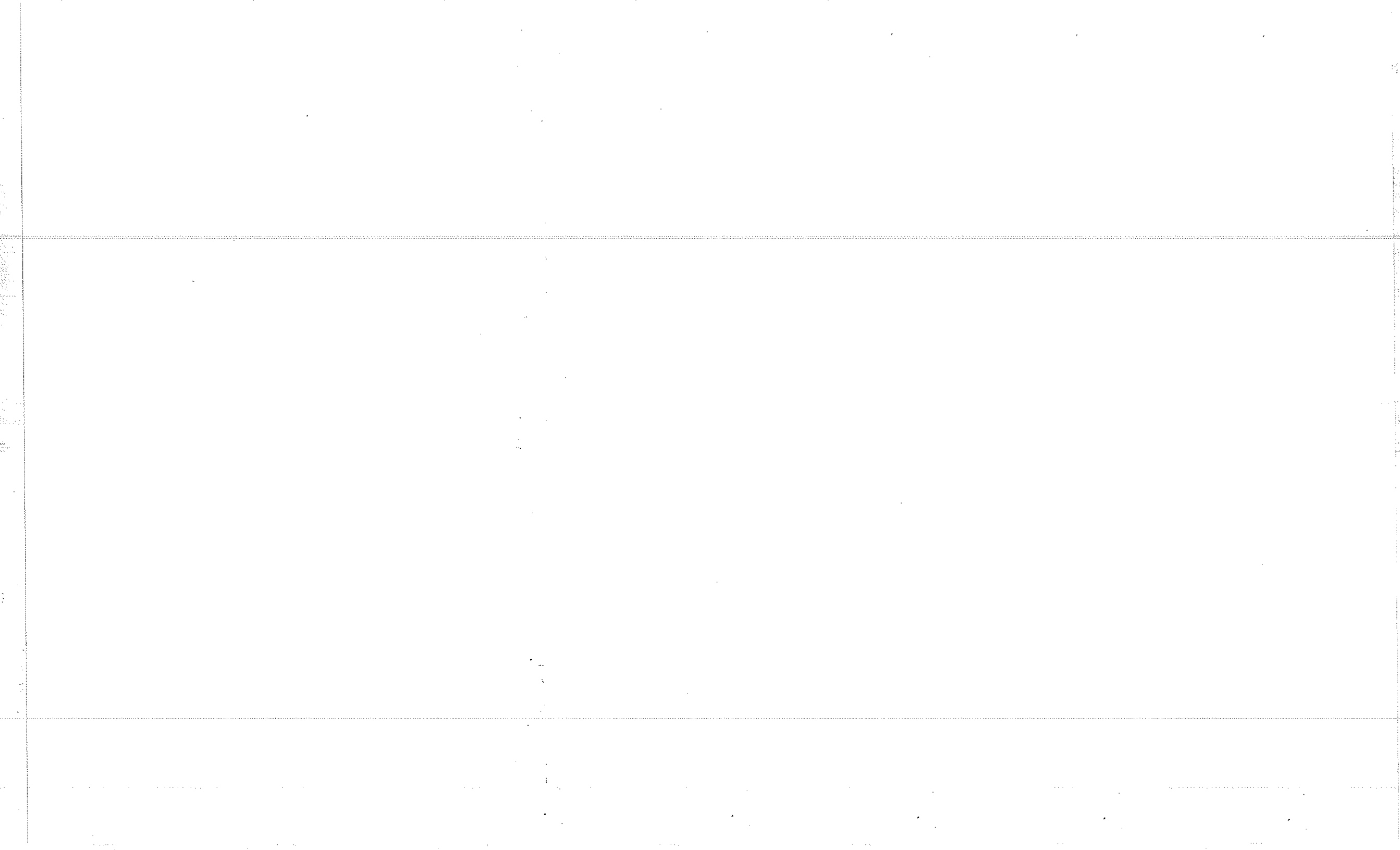
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005279998202324E दिनांक: 17/07/2023

बँकेचे नाव व पत्ता:

कृष्णराव भालेराव





17/07/2023

सूची क्र.2

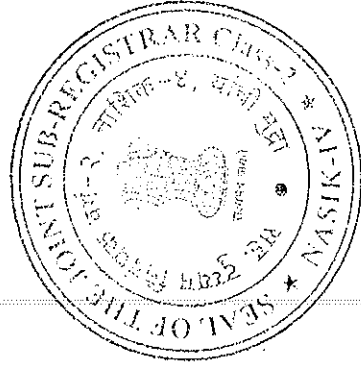
दुय्यम निबंधक : सह. दु.नि. नाशिक 4
दस्ता क्रमांक : 8329/2023नोरणी :
Regn:63m

गावाचे नाव : नाशिक शहर

(1)चिंजोबाचा प्रकार	अंशीमेंट दू मेल
(2)मोबदला	4232700
(3) वाजारभाव(साडेपट्टयाच्या वायनातपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2148000
(4) भू-मगान,पॉट्टहिन्मा व थरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी नागुका नाशिक येकी नाशिक महानगरपालिका नाशिक हद्दीतील मौजे नाशिक येथील मळें नं. 984/2अ /प्लॉट नं./5 यांनी क्षेत्र 6021.19 चौ.मी. या मिल्कनीवरील वांधीव व्याटा फ्लॉरेंचा अपार्टमेंट मधील बी विंग मधील जोश्या मजल्यावरील फ्लॉट नं. बी-403 यांनी कापट क्षेत्र 56.55 चौ.मी. वाल्कनी क्षेत्र 6.80 चौ.मी. हि मिल्कन((Plot Number : 5 ; Survey Number : 984/2/A ;))
(5) क्षेत्रकळ	1) 63.35 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-व्याटा होम्स एनएलपी तर्फे श्री. अखिल यलित व्याटा तर्फे वि.मु. श्री. चेतन सुरेश परदेशी वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्री तिरुमाला आशिवॉद अपार्टमेंट, ब्लॉक नं: पेठेनगर रोड,, रोड नं: नाशिक, महाराष्ट्र, पाम्:ईक्र. पिन कोड:-422009 पॅन नं:-AAUFR4502Q
(7) इन्वॉयस करून देणा-या/विहून डेव्हाणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा अदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दीपक जानदेव भालेराव वय:-38; पत्ता:-प्लॉट नं: फ्लॉट नं. 5, विल्डिंग डी-2,, माळा नं: केएमएफ कॉलनी, एमवीओ कॉलनी जवळ,, इमारतीचे नाव: प्लॉट नं. आगण 3, नागलवाडी,, ब्लॉक नं: कांबळे तर्फे महाड, , रोड नं: रायगड, महाराष्ट्र, राईगाः(ं). पिन कोड:-402309 पॅन नं:-AXFPB3612B
(8)इन्वॉयस करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा अदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-वरुणा दीपक भालेराव वय:-34; पत्ता:-प्लॉट नं: फ्लॉट नं. 5, विल्डिंग डी-2,, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: केएमएफ कॉलनी, एमवीओ कॉलनी जवळ, प्लॉट नं: आगण 3, नागलवाडी, कांबळे तर्फे महाड, महाड, रायगड, महाराष्ट्र, राईगाः(ं). पिन कोड:-402309 पॅन नं:-BIIPPP9200L
(9) इन्वॉयस करून दिल्याचा दिनांक	17/07/2023
(10)इन्वॉयस दिल्याचा दिनांक	17/07/2023
(11)अनुक्रमक,खंड व पृष्ठ	8329/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	254000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)अन	

मुख्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना नाबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



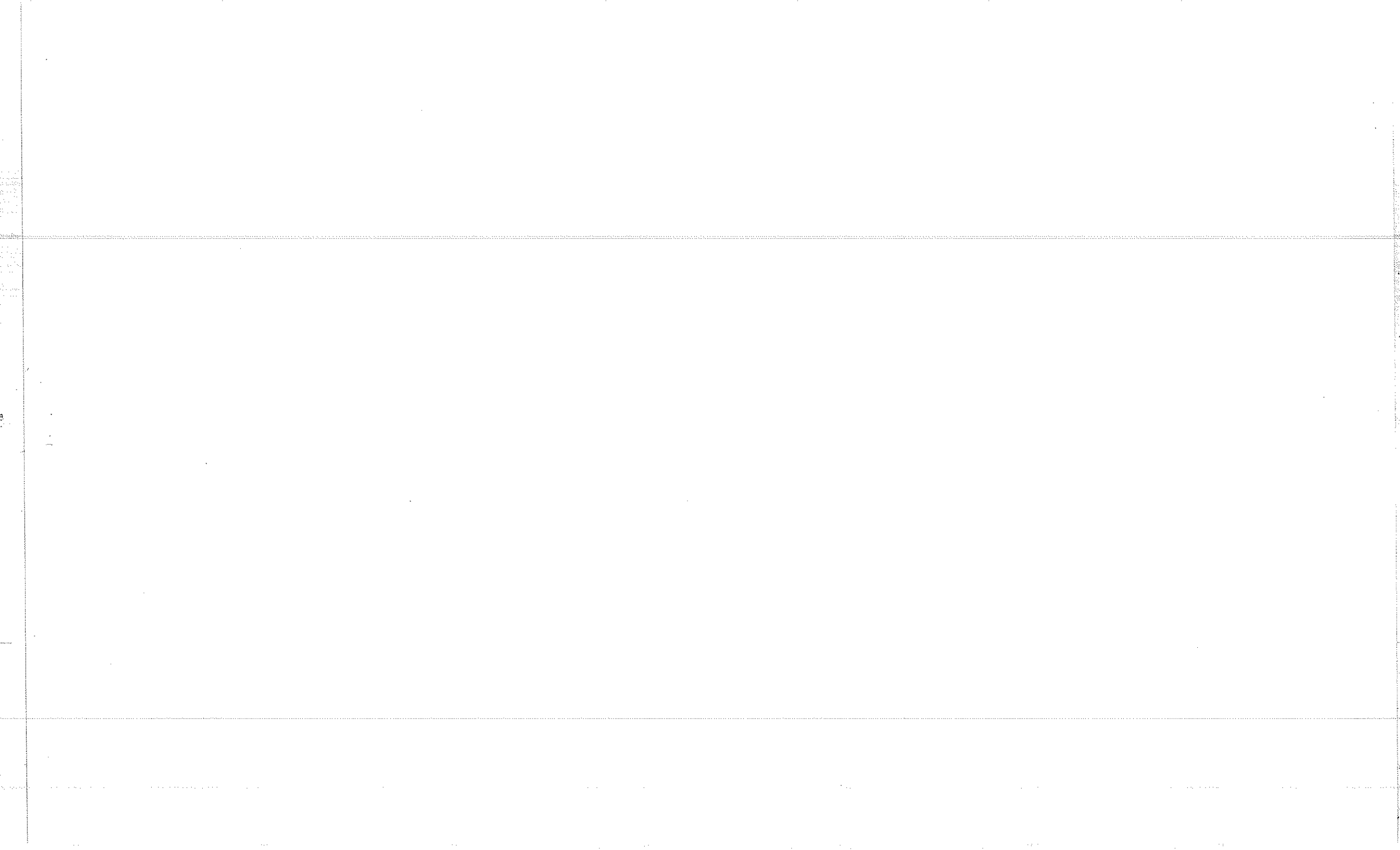
पुची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अस्टराल बरहुकुम नसकरुळ

सह. दुय्यम निबंधक तर्फे

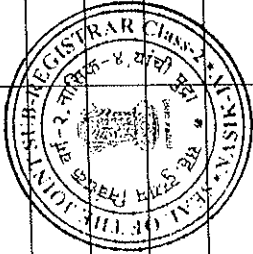
नाशिक-४





CHALLAN
MTR Form Number-6

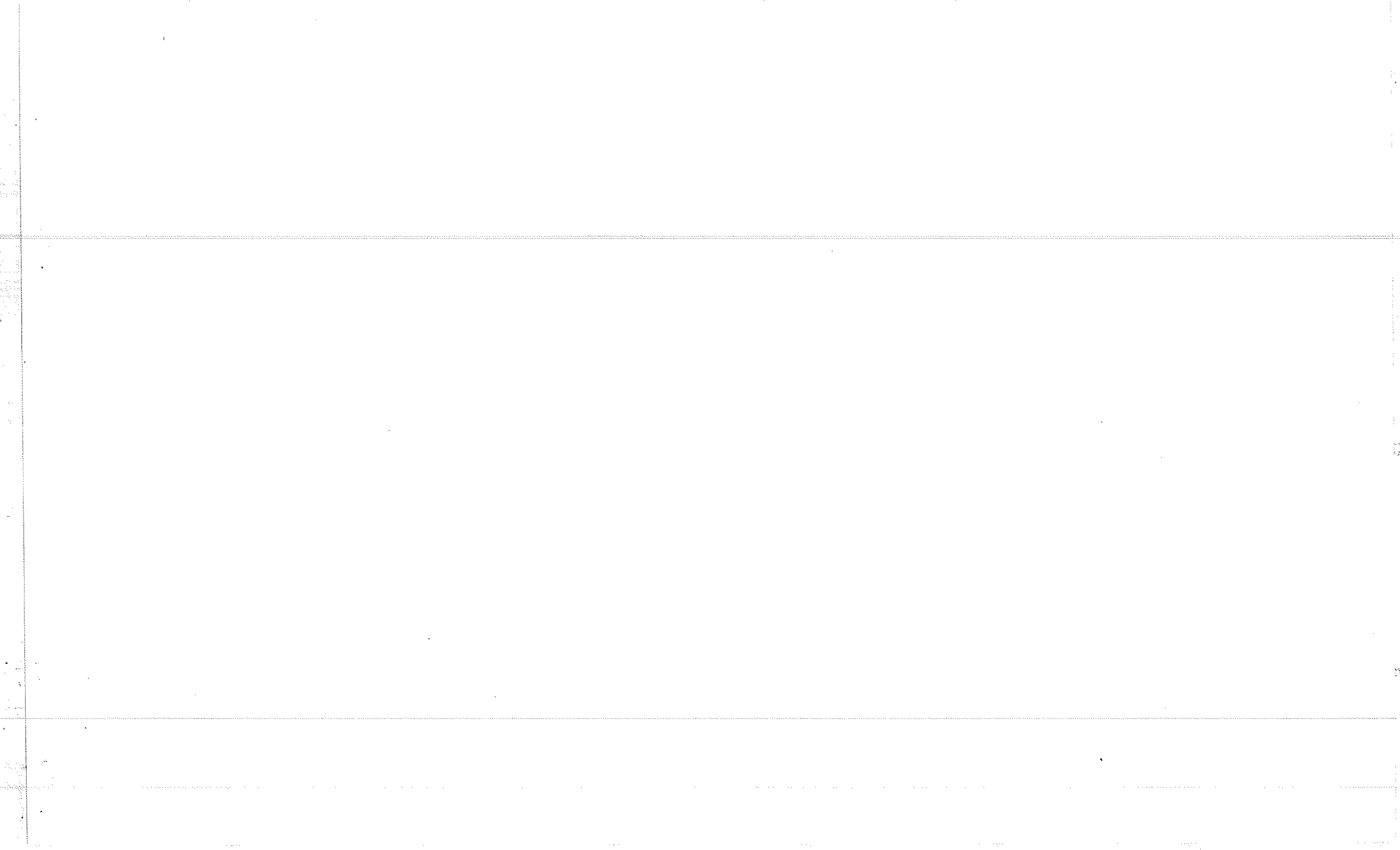
GRN	MH005279998202324E	BARCODE	Date		17/07/2023-11:09:51	Form ID	25.2
Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR						
Location	NASHIK						
Year	2023-2024 One Time						
Payer Details		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AAUFR4502Q				
		Full Name	ROONGTA HOMES LLP				
		Flat/Block No.	FLAT NO. B-403 ROONGTA FLORENZA				
		Premises/Building	APARTMENT				
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	254000.00					
0030063301	Registration Fee	30000.00					
		Road/Street	NASHIK				
		Area/Locality	NASHIK				
		Town/City/District					
		PIN	4	2	2	0	9
		Remarks (If Any)	PAN2=AXFPB3612B~SecondPartyName=MR DEEPAK DNYANDEV BHALERAO-CA=4232700				
Total		Amount In	Two Lakh Eighty Four Thousand Rupees Only				
		Words					
Payment Details		FOR USE IN RECEIVING BANK					
		Bank CIN	Ref. No.	69103332023071710943 729274171			
Cheque/DD No.		Bank Date	RBI Date	17/07/2023-11:40:45 Not Verified with RBI			
Name of Bank		IDBI BANK					
Name of Branch		Scroll No. , Date Not Verified with Scroll					



नमन-४
दस्तावेज क्र. (८३३२६/२०२३)
१ - - ६७

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर रजिस्ट्रार कार्यालय नोंदणी करवावयाच्या दस्तावेजाची लागू आहे . नोंदणी न करतावयाच्या दस्तावेजाची खदर चलन लागू आहे.

Mobile No. : 9607002148



कमल-४
दस्तावेज क्र. (CSDR/2023)
२ - ४३

Zone No. :- 1.3.12
 Govt. Valuation Rs. :- 21,48,000/-
 Consideration Rs. :- 42,32,700/-
 Stamp Rs. :- 2,54,000/-
 Registration Fees Rs :- 30,000/-

AGREEMENT FOR SALE OF FLAT NO. B-403

SITUATED IN "ROONGTA FLORENZA APARTMENT"

This Agreement for Sale ("Agreement") made and executed at Nashik on this 17 day of July 2023.

BY AND BETWEEN

ROONGTA HOMES LLP

A LLP, registered under the Limited Liability Partnership Act 2008

LLP identification No. AAH-1399

Having its registered office at- Shree Tirumala Ashirwad Apartment,

Pethe Nagar Road, Indira Nagar, Nashik - 422009.

PAN - AAUFR 4502 Q

Through its partner

MR. AKHIL LALIT ROONGTA.

Age: - 35, Occ. :- Business

Hereinafter called as "PROMOTER/BUILDER/DEVELOPER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns); **PARTY OF THE FIRST PART.**

AND

1. MR. DEEPAK DNYANDEV BHALERAO

Age: 38 years,

PAN NO: AXFPB3612B

2. MRS. VARUNA DEEPAK BHALERAO

Age: 34 years,

PAN NO: BIIPP9200L

AADHAR No. 3841 2318 2337

MB. NO - 7503101892



नशा-४
दस्तावेज (०२/२०२३)
७ — ७३



2

Both R/At: Flat No. 5, Building D-2, KSF Colony, Near Embio Colony, Plot No.RL3, Nagalwadi,Kamble Tarf Mahad, Mahad, Raigarh, Maharashtra-402309.

Hereinafter referred to as **“THE ALLOTTEE** “ (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

The Promoter and Allottee shall hereinafter collectively be referred to as the **“Parties”**.

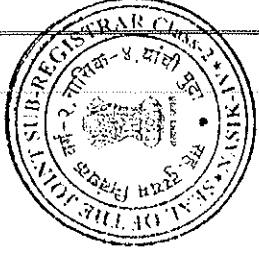
WHEREAS the property mentioned in Schedule “I” herein below bearing **S. No. 984/2/A/Plot No./5** area admeasuring 6021.19 sq. mtrs lying and being at Nashik Shiwar, Dist. Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as **“The said Property”** is owned by the Promoter. (hereinafter referred to as **“the project land”**).

AND WHEREAS S. No. 984/2/A area admeasuring 8275.50 sq. mtrs is purchased by the said Promoters from Mr. Ajit Madhukar Chiplunkar and others by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik 4 at document Sr. No. 705, on 20.01.2020. On the basis of the said Sale Deed Mutation Entry No. 501796 is certified for recording the names of the promoters in the **“Ownership”** column of the 7/12 extract.

AND WHEREAS S. No. 984/2/A area admeasuring 8275.50 sq. mtrs is purchased by the said Promoters from Mr. Ajit Madhukar Chiplunkar and others by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik 4 at document Sr. No. 1781, on 17.02.2020. On the basis of the said Sale Deed Mutation Entry No. 501906 is certified for recording the names of the promoters in the **“Ownership”** column of the 7/12 extract.

AND WHEREAS the said property is converted to Non-Agricultural use and a permission U/s. 44 of Maharashtra Land Revenue Code from Collector, Nashik, Bearing No. Kra. Maha/Kaksha-3/4/NAPN/258/2010 dated 02.11.2010 and also Tahsildar Nashik has issued non-agricultural sanad vide their order no Jama-1/Regi No/37/2020 Nashik dated 29.05.2020. AND WHEREAS out of the said property, area admeasuring

3	श्री श्री - ४
	५८११. (८३२९/२०२३)
	४ — ९६



191.50 sq. meters is converted for Commercial Non-Agricultural use as per order of Collector, Nashik, Bearing No. Kra/Masha/Kaksha/3/2/Ru.ka.aa/S.R./430/2021, Nashik dated 04.08.2021 and also Tahsildar Nashik has issued non-agricultural sanad vide their order no Kra.Jama-1/S.R./534/2022 Nashik dated 11.05.2022. Accordingly, the N.A. cess and taxes are paid up-to-date.

AND WHEREAS the promoter has prepared layout plan for area adm. 16551.00 sq. mtrs of S. No. 984/2/A which is approved by the Assistant Director of Town planning, Nashik Municipal Corporation, Nashik vide letter No. Jawak No./Nagar Niyojan Vibhag Final/140/2020 dated 11.03.2020. Accordingly, on the basis of the said layout, Separate 7/12 extract of Plot No.5 area admeasuring 6021.19 sq. mtrs is prepared. Mutation entry 502394 has been mutated to that effect.

AND WHEREAS the promoter had purchased T.D.R of 539.22 sq. mtrs from D.R.C. No. 911A from Mr. Vilas Rasiklal Shah by registered Sale Deed registered at the office of Sub-Registrar, Nashik - 4 at document Sr. no. 4037 dated 18.06.2020 read with correction deed to said Sale Deed registered at the office of Sub-Registrar, Nashik - 4 at document Sr. No. 6219 dated 02.09.2020. As per the rules of TDR Utilization, this TDR of 539.22 sq. mtrs can be utilised as 539.22 Sq Mtrs * 17,800/ 11,550 = 831.00 sq. mtrs on the said project.

AND WHEREAS by virtue of the said Sale deed in respect of the said property, the Promoter as owner of the said property has absolute right to develop the said property by constructing a project thereon and enter into Agreement for Sale of the tenements to the prospective Purchasers at such price and to decide the terms and conditions as the Promoter may deem fit and right to construct a project on the said property and sell the Flats / shops and other constructions and to appropriate the sale proceeds thereof.

AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential and commercial tenements thereon:

AND WHEREAS the plan for the construction of the project consisting of residential and commercial premises is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/BP/CD/04 dated 30.04.2020**. Thereafter the Promoter has revised building plan and the revised plan is approved by the Nashik Municipal Corporation by their **Commencement**

नसिम-४
वसु क्र. (५९९ / २०२३)
५ — ६८

4



Certificate No. LND/BP/CD/21 dated 04.09.2020. Thereafter the Promoter has revised building plan and the revised plan is approved by the Nashik Municipal Corporation by their Commencement Certificate No. LND/BP/B2/145 dated 24.03.2021.

AND WHEREAS the Promoters are entitled and enjoined upon to construct project on the project land in accordance with the recitals herein above;

AND WHEREAS the said Promoter, pursuant to the right, title and interest conferred upon it by the aforesaid documents, has decided to implement Construction Scheme on the said Project Land/s and to sell out the Tenements/ Flats/Units/Shops, etc., to accept the consideration by any mode and to execute and to get registered the requisite documents, such as Agreements for Sale, Sale Deeds, etc., in favour of the intending Allottee/s;

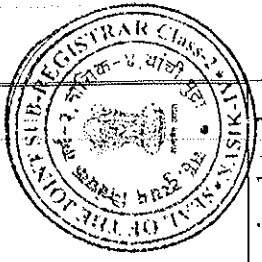
AND WHEREAS the Promoter has entered into a standard agreement with its Architects, viz M/s Kabre Consultants (hereinafter referred to as "the Architect"), who are registered with the Council of Architecture and the Promoter has appointed a structural engineer Mr. Shailesh Dhumne for the preparation of the structural design and drawings of the said project, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project.

AND WHEREAS the Promoter has proposed to construct the said project named as "ROONGTA FLORENZA APARTMENT" consisting of flats/shops in the seven wings i.e. A Wing, B Wing, C Wing, D Wing, E Wing, F Wing and G Wing on Basement +Ground + Seven floors as per the plans sanctioned by Nashik Municipal Corporation.

AND WHEREAS having come to know about the commencement of construction of the said proposed project, the Allottee/s/ approached the Promoter herein, with a view to purchase one of the flat out of the proposed project;

AND WHEREAS the Allottee/s demanded from the Promoter, and the Promoter herein, has allowed inspection to the Allottee/s of all the documents of title of the said Project lands , the aforesaid Articles of Agreement/s, Power of Attorney/s, list of amenities and specification, N. A. order, plans, designs and specifications, etc., prepared by the Promoter Architects and all such other requisite documents as are specified under the Real Estate (Regulation and Development), Act, 2016, (hereinafter referred to as "the said Act") and the rules made there under and the Allottee/s has/have had such title verified through his/her/their independent Advocate and got himself/herself/ themselves, fully satisfied about the marketable title of the

पत्रांक-४
पत्रा.क्र. (कसे/२०२३)
९ — ए३



Promoter in respect of the said Project lands and no document is, remained to be provided with, by the Promoter unto the Allottee/s herein; That the allottee has given his specific confirmation herein that the responsibility of title of the said land be on the promoter up and until the conveyance of the said project and the said land there under.

The copy of the certificate of title issued by the Advocate of the Promoter (mentioned in Annexure A), copies of extract of Village Forms VII and XII showing the nature of the title of Developer of the said land on which the Flats/shops are to be constructed, the copy of approved building plan, commencement certificate has been annexed hereto.

AND WHEREAS the Promoter has obtained some of the sanctions/approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Completion Certificate or Occupancy Certificate of the said project.

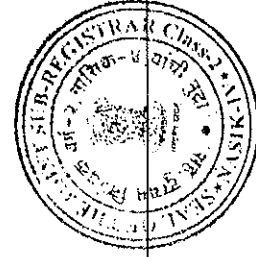
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said project shall be granted by the concerned local authority.

AND WHEREAS the Promoter has in compliance with rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoter while constructing/developing the said project has accordingly commenced construction/development of the same.

AND WHEREAS the allottee has agreed to purchase the said unit based on going through all the conditions stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by the allottee strictly.

AND WHEREAS the allottee on confirmation of accepting all the conditions of sanctioned plans by competent authority, has further stated that if any conditions that have been imposed on the said project which are contrary to the prevalent laws / rules / regulations under which sanctioned plans have been given shall not be binding on the allottee and that the allottee shall not hold the developer responsible for the such contrary conditions.

नस्ता-४
नस्ता क्र. (२०२ / २०२३)
७ — ७३



6

AND WHEREAS the allottee has independently made himself aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items.

AND WHEREAS the Allottee has offered to purchase a **Flat bearing number B-403 in the B Wing on the Fourth floor**, (herein after referred to as the said "Flat") in the project known as **ROONGTA FLORENZA APARTMENT** by the Promoter.

AND WHEREAS relying upon the aforesaid application, the Promoter has agreed to allot and sell to the Allottee/s, the said Flat at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

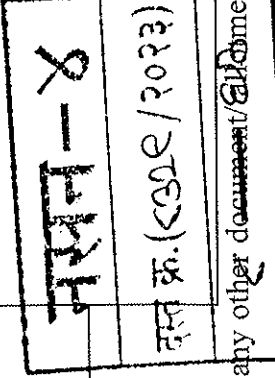
AND WHEREAS The "carpet area" is calculated as the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat. Allottee/s is aware that due to the skirting and variation in plaster, the carpet area varies. The Variation may be approximately 3 percent.

AND WHEREAS, the Allottee/s prior to execution of these presents has paid to the Promoter a sum of **Rs. 9,30,000/- (Rupees Nine Lakhs Thirty Thousands Only)**, being part payment of the sale price of the Flat agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the promoter the remaining price of the Flat as prescribed in the in the manner hereinafter appearing;

AND WHEREAS the Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein; The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the said project.

AND WHEREAS Subject to otherwise agreed, reserved and provided herein, the Promoter has agreed to sell and the Allottee/s hereby agrees to purchase the Flat.

AND WHEREAS the Promoter is required to execute a written Agreement for sale of the said Flat in favour of the Allottee/s, being in fact these presents and also to register said Agreement for sale under the Registration Act, 1908, the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents.



Notwithstanding anything stated in any other document/~~document~~/letter/~~letter~~ communicated with the allottee in any time prior, this agreement shall be considered as the only document and its condition shall be read as the only conditions valid and basis for which the said unit is agreed to be sold to the allottee.

AND WHEREAS this agreement shall remain in force and shall not merge into any other agreement save and except the conveyance deed as stated herein below.

AND WHEREAS the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

And that the allottee has not given any third party any rights to enforce this said agreement unless the said unit is transferred to the them.

AND WHEREAS, 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 **Maha Rera Registration No : P51600033635**.

AND WHEREAS as per Section 13 of the Real Estate Regulation Act, the Promoter is required to execute a written agreement with the allottee for the sale in respect of the said apartment and therefore, Promoter and the Allottee are executing present agreement as a compliance thereof and they shall also register the said agreement under Registration Act, 1908, with the concerned Sub Registrar Office, within a time limit prescribed under the Registration Act.

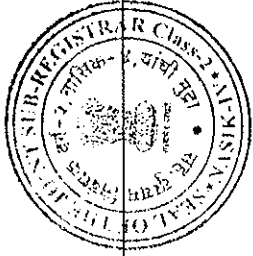
NOW THEREFORE, THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. CONSTRUCTION OF THE PROJECT :-

The Promoter shall construct the said project consisting of Shops and Flats on the said project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time and which have been seen and approved by the Allottee with such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority and/or the Government authority to be made in them or any of them for which the Allottee hereby gives the consent. The Allottee shall not object to the Promoter for making changes in and revising the layout, plans of the project as required by the Promoter due to additional FSI available or otherwise, as per the promoter's discretion as permitted legally and as prescribed in law including RERA. Provided that the Promoter shall obtain prior written consent of the at least 2/3 rd Allottee/s in respect of variations and modifications which may adversely affect the Flat of the Allottee/s except any alterations or additions or modifications in the

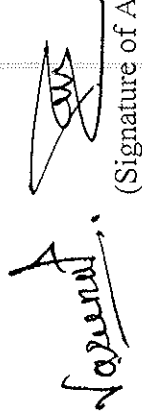
फ्लॉट - ४
दरत क्र. (६९८/२०२३)
० - - ००

8



sanctioned plans, layout plans and specifications of the project or common areas of the said project which are required to be made by promoter in compliance of any direction or order, etc. issued by, the competent authority or statutory authority, under any law of the State or Central Government, for the time being in force or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by the Architect or Engineer after proper declaration and intimation to the Allottee. Promoter may also make such minor additions and alterations as may be required by the Allottee. The Promoter has disclosed the details of Floor Space Index in Clause No 7 that can be utilized on this project land so if in future, the promoter wishes to utilize the F.S.I. upto the extent disclosed in clause No7, no consent will be required from Allottee. Therefore, In accordance with the sub rule (4) of rule 4 of Real Estate Regulation Rules, 2017 the allottee hereby gives specific consent to the local authorities and also to the promoter and has no objection against the promoter for the following:

- a) To construct the project as per the future potential layout.
- b) Additional floors to be constructed to utilize additional FSI.
- c) Changes in building /layout plan due to instructions received from local authority.
- d) Minor additions or alterations.
- e) To make changes in floor plans of other Shops/Flats/Units/ floors.

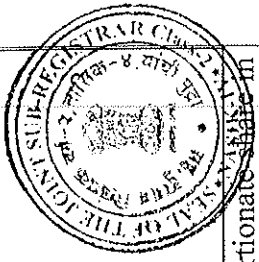

(Signature of Allottee)

(This consent shall be construed as informed consent)

2. CONSIDERATION/PRICE OF THE SAID FLAT:-

2.1. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. B-403 in B Wing of carpet area admeasuring 56.55 sq. mtrs i.e. 608.48 sq. feet along with balcony area admeasuring 6.80 sq. mtrs i.e. 73.17 sq. feet on Fourth Floor in the project ROONGTA FLORENZA APARTMENT (hereinafter referred to as "the FLAT" for the sake of brevity and convenience which is more particularly described in Schedule II hereunder written) for the consideration of Rs. 42,32,700/- (Rupees Forty Two Lakhs Thirty Two Thousands Seven Hundred Only) and this amount

पं.सं. - ४
दस्तावेज क्र. KGE/2023
९०



is inclusive of the price for the carpet area of the said Flat and proportionate share in the common areas and facilities but excluding all other expenses, charges and statutory taxes separately mentioned herein below.

2.2. The Allottee/s agrees and understands that timely payment towards purchase of the said Flat as per payment plan/schedule hereto is the essence of the Agreement. The Allottee has paid on or before execution of this agreement a sum of Rs. 9,30,000/- (Rupees Nine Lakhs Thirty Thousands Only), as advance payment as mentioned hereunder and hereby agrees to pay to Promoter the balance amount of Rs. 33,02,700/- (Rupees Thirty Three Lakhs Two Thousands Seven Hundred Only) in the following manner:-

Amount (Rs.)	Particulars
Rs. 4,30,000=00	(Rupees Four Lakhs Thirty Thousands Only) Received by Cheque No. 049013 dated 10/06/2023. Drawn on ICICI Bank, Cidco, Aurangabad.
Rs. 5,00,000=00	(Rupees Five Lakhs Only) Received by Electronic Transfer dated 05/07/2023.
Rs. 20,80,000=00	(Rupees Twenty Lakhs Eighty Thousands Only) to be paid within the 15 days from the registration of this agreement.
Rs. 2,03,780=00	(Rupees Two Lakhs Three Thousands Seven Hundred Eighty Only) to be paid on completion of 5 th Slab.
Rs. 2,03,780=00	(Rupees Two Lakhs Three Thousands Seven Hundred Eighty Only) to be paid on completion of 6 th Slab.
Rs. 2,03,780=00	(Rupees Two Lakhs Three Thousands Seven Hundred Eighty Only) to be paid on completion of 7 th Slab.
Rs. 2,03,780=00	(Rupees Two Lakhs Three Thousands Seven Hundred Eighty Only) to be paid on completion of brickwork of this flat.
Rs. 2,03,780=00	(Rupees Two Lakhs Three Thousands Seven Hundred Eighty Only) to be paid on completion of flooring work of this flat.
Rs. 2,03,800=00	(Rupees Two Lakhs Three Thousands Eight Hundred Only) to be paid on possession of said Flat.
Rs. 42,32,700=00	(Rupees Forty Two Lakhs Thirty Two Thousands Seven Hundred Only)

नसना-४
दस्ता क्र. (६९२ / २०२३)
०१ — ०३



10

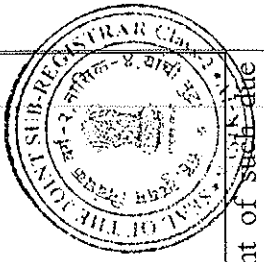
Apart from the consideration amount, the allottee/s herein has/have agreed to pay Goods and Service tax or any other incidental indirect tax/es that may be notified by the Government. The price overall has been arrived and agreed upon keeping in mind the promise of the Allottee to make the payments as mentioned above. If the allottee decides to obtain loan facility for payments of the consideration or part thereof, in that event the institution from which the loan is obtained shall adhere to the payment Schedule as far as possible. The allottee agrees to pay the aforesaid sums on due dates without defaults whether formal demand is made or not. The payment of the remaining amount as mentioned in stages hereinabove is the condition precedent to the continuance of Agreement and is the essence of the Agreement between the parties. It is hereby clarified that the Promoter shall be at liberty to vary the chronological order of the various stages of construction/ Items of Work of the said wing / project in which the said Flat is located and the Promoter shall also be at liberty to simultaneously undertake two or more stages of construction/ Items of Work set out in the hereinabove Payment Plan and to demand from the Allottee/s the aggregate of the installments towards the agreed consideration mentioned in such installments. The Allottee shall make the payment of instalment with GST as applicable.

The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Promoter) up to the date of handing over the possession of the Flat.

2.3. The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. The promoter may charge the allottee separately for any up gradation/ changes specifically requested or approved by the allottee in fittings, fixtures and specifications and any other facility which have been done on the allottees request or approval but which have not been agreed upon herein.

2.4. The Promoter herein on due date/or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by

पञ्जाब - ४
दस्तावेज क्र. (२२२२/२०२३)
१२ - २३



digital E-mail to the Allottee and the Allottee shall make payment of such due

amount to the Promoter within seven days from date of receiving such intimation.

The Allottee herein specifically agrees that he/she/they shall pay the aforesaid amount along with the GST and such other taxes, cesses, charges etc. without any delay along with each instalment. It is hereby agreed that the time for payment as specified herein above is the essence of this contract and on failure of the allottee/s to pay the same on due dates, it shall be deemed that the allottee/s has/have committed breach of this agreement and in such case the Promoter shall be entitled to take necessary action against the allottee/s. The Allottee/s agree/s not to question or challenge the said consideration, the same having been settled on lump sum basis after considering all aspects and other terms of the agreement.

3. MODE OF PAYMENT:-

Subject to the terms of the Agreement, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/ c Payee cheque/demand draft or online payment (as applicable) in favour of 'ROONGTA HOMES LLP' payable at Nashik. Only after the Cheque/Demand Draft has been cleared and the amount has been credited to the Promoters Banking Account, the Developer shall give effect of the same to the account of the Flat allottee/s.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS :-

The Allottee/s authorises the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. INTEREST ON UNPAID DUE AMOUNT:-

Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the instalments on the due dates, the Allottee/s shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % per annum, with monthly rests, on all the amounts which become due and payable by the Allottee/s to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall it be construed as condonation of delay by the Promoter. The amount of interest may be informed to the allottee/s from time to time or on completion of the said project/Flat, and the allottee/s has/have agreed to pay the same as and when demanded before the possession of the said Flat.

नमून - ४
दस्तावेज (६६६ / २०२३)
१० — ७९



12

6. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL/PLANNING

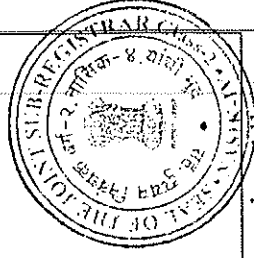
AUTHORITY:-

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or any time thereafter and shall before handling over possession of the said Flat to the Allottee/s herein, obtain from the concerned local authority occupation and/or completion certificate in respect of the said Flat. Notwithstanding anything to the contrary contained herein, the Allottee shall not be entitled to claim possession of the said Flat until the completion/occupation certificate is received from the local authority and the allottee has paid all dues payable under this agreement in respect of the said Flat to the Promoter and has paid the necessary maintenance amount/deposit, G.S.T. and other taxes payable under this agreement of the said Flat to the Promoter and has signed Possession documents.

7. DISCLOSURE AS TO FLOOR SPACE INDEX:-

The Promoter hereby declares that the Floor Space Index utilised as on date in respect of the project land is 16886.83 square meters and the Promoter may utilise Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Allottee has agreed to purchase the said Flat based on the proposed construction and sale of flats/shops to be carried out by the Promoter by utilising the proposed additional FSI if available in future and on the understanding that the declared proposed additional FSI shall belong to Promoter only. The Promoter shall be entitled to load this additional F.S.I. at any time on the said project land and the allottee/s gives his/her/their irrevocable consent to the same. The Allottee/s has/have given his/her/their irrevocable consent thereof and the promoter shall be entitled to revise the plans, get the sanctioned from local authority, construct the additional units/floors as may be permitted by the local authority and the allottee/s shall fully co-operate with the developer to enable the promoter to make any addition/alteration on the said land in accordance with the plans sanctioned or which may be herein after sanctioned by the concerned Local Authority. In case any land or any portion of the said land is acquired by any authority before execution of the conveyance, then the Promoter alone shall be entitled to take compensation for the same or get F.S.I./T.D.R. in lieu of compensation.

४४४-४
द्वारा क्र. (३३६/२०२३)
१४ — ६३



Notwithstanding anything contained anywhere in this Agreement, the Allottee hereby declares, confirms and agrees that-

(a) the Promoter has also reserved all its rights to use, utilize and consume the Floor Area Ratio/ Floor Space Index ("FAR/ FSI") originating from the physical area of the project land either as Floating Floor Space Index or otherwise, so also to use the same in a manner and at a location, either in phased manner or otherwise, as may be exclusively decided by the Promoter,

(b) An Apartment Condominium shall be formed.

(c) The conveyance of the said Project Land together with the building constructed thereon, shall be executed by the Promoter in favour of Apartment Holders;

(d) The Promoter shall be entitled to compensation from the Allottee in case any obstruction or impediment of any nature raised by and on behalf of the Allottee to the development of the project land and/or other pieces of land adjoining to the project land either by amalgamation and/or consumption of FAR/FSI for any building thereon, without prejudice to the rights of the Promoter to terminate this agreement on such obstruction or impediment being raised by the Allottee.

8. USE OF THE SAID FLAT:-

The Allottee shall use the Flat or any part thereof or permit the same to be used only for the valid Residential purpose.

9. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE:-

The Promoter has made full and true disclosure of the title of the said land in the title report of the advocate. The Promoter has also disclosed to the Allottee/s nature of its right, title and interest or right to construct project, and also given inspection of all documents to the Allottee/s as required by the law. The Allottee/s having acquainted himself/herself/ themselves with all facts and right of the Promoter and after satisfaction of the same has entered into this Agreement.

The Promoter herein has also requested the allottee/s to carry out its own search and to investigate the title of the said Land. For that matter, any other due diligence activity to be done on its own accord for which all necessary disclosures has been provided by the Promoter. The Allottee/s has also verified the title from his/her/their advocate and after being completely satisfied has/have entered into this present agreement. The allottee/s henceforth shall not be entitled to challenge or question the title and the right/authority of the Promoter in respect of the said land and to enter into this agreement.

10. ADVERTISEMENT/PROSPECTUS:

नरम-४
दफा क्र. (६९९ / २०२३)
१७ — ३३



14

It is specifically understood and agreed by the Allottee that the prospectus, brochures, other advertising material published by the Promoter from time to time in respect of the project contain various features such as furniture's, plantation, colors, vehicles, elevation etc to increase the aesthetic value only and are not facts and the same shall not be considered in any manner as agreement between Promoters and Allottee. The details mentioned in Schedule IV hereunder are considered as final, definitive duly negotiated and binding between the parties and supersedes all earlier communications. The allottee hereby declares that the amenities/specifications mentioned in this agreement shall always prevail over those advertised by the promoter anywhere, including printed brochures, website or any other media. The price of the unit is negotiated between the parties based upon these amenities/specification agreed and not those mentioned anywhere else; and the allottee shall never make any claim to the contrary. The allottee is aware that the perspectives/elevation plans shown on the plans and/or in brochures are tentative and are likely to undergo change in course of construction. The allottee shall have no objection/complaints whatsoever on the account.

11. SPECIFICATIONS AND AMENITIES:-

The specifications and amenities of the Flat to be provided by the Promoter in the said project and the said Flat are those that are set out in Schedule IV hereto. In the project, considering to maintain the stability of the buildings and internal structures, herein specifically informed by its consultant not to allow any internal changes. As per our policy there shall be no customization permitted inside the said Flat. Changes such as civil, electrical, plumbing etc. shall not be allowed during construction and till delivery of possession. The Promoter shall not refund any amount for deleting any items of specifications and amenities on request of the Allottee/s.

12. COMPLIANCE OF LAWS RELATING TO REMITTANCES:-

12.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to full fill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the

प्लान - ४
प्लान नं. (कांसे/२०२३)
९६



Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

12.2. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

13. POSSESSION OF THE FLAT:-

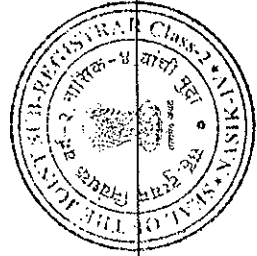
13.1. Schedule for possession of the said Flat:- The Promoter agrees and understands that timely delivery of possession of the Flat is the essence of the Agreement. Subject to receipt of full consideration/total price and dues of the Promoter and taxes thereon are paid by the Allottee/s in respect of the said Flat, in terms of these presents, The Promoter, based on the approved plans and specifications, assures to hand over possession of the said Flat on or before 31.12.2024.

Provided that the Promoter shall be entitled to reasonable extension of time as agreed by and between the allottee and the promoter for giving possession of the Flat on the aforesaid date if the completion of project in which the Flat is to be situated is delayed on account of -

- i) war, civil commotion, flood, drought, fire, cyclone, earthquake, act of god or any calamity by nature affecting the regular development of the real estate project ("Force Majeure").
- ii) any notices, orders, rules or notification of the Government, Lockdown and/or other public or competent authority.
- iii) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project.

नमन-४
दस्ता क्र. (2023/2023)
9/10

16



iv) delay in grant of any NOC/permission/licenese/connection for installation of any services such as lifts, electricity and water connections and meters to the project or completion certificate from the local authority.

v) In case of delay or default in payment of dues by the allottee/s under these presents.

vi) Pendency of any litigation.

vii) Where actual work of said project could not be carried by the promoter as per sanctioned plan due to specific stay or injunction orders relating to the said project from any Court of law, or Tribunal, competent authority, statutory authority, high power committee etc. or due to such circumstances as may be decided by the Authority.

If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Flat, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 30 days from that date. After any refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

13.2. That the allottees further agree that even where 'substantial completion' of works has been done and after receiving OC from the competent authority possession of the said unit shall be given. That substantial completion would mean works done that do not affect his use or occupation of his unit and he can cohabit in the said unit. However if the developer is not allowed by the allottee or any person on his behalf to complete the remaining portion of the works, it shall be accepted by and between the parties that the remaining works shall be deemed to have been done as and against the developer.

13.3. Procedure for taking possession:- The Promoter, upon obtaining the occupancy certificate from the local/competent/planning authority shall offer in writing/by email to the Allottee/s intimating that, the said Flat is ready for use and occupation. The Allottee/s herein shall inspect the said Flat in all respects to confirm

प्लान - ४

प्लान क्र. (कडीए/२०२३)

of this agreement

that the same is in accordance with the terms and conditions of this agreement complete the payment of consideration/total price and dues to the Promoter as per terms and conditions of this agreement and take the possession of the said Flat within 15 days from the date of written intimation issued by the Promoter to the Allottee herein. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottee/s, as the case may be.

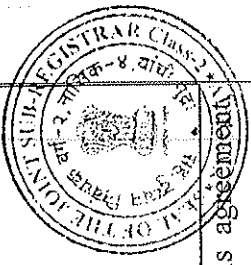
13.4. It shall be expressly agreed that wherever it is the responsibility of the allottee to apply and get necessary services the same shall not be undertaken by the promoter and the allottee shall be solely responsible for the same.

13.5. Failure of Allottee to take Possession of Flat: Upon receiving a written intimation from the Promoter as per clause 13.3, the Allottee/s shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the allottee. In case the Allottee fails or commits delay in taking possession of said Flat within the time provided in clause 13.3, such Allottee shall be liable for payment of maintenance charges as applicable, property tax, electricity charges, interest on delayed payment and any other expenses and outgoing in respect of the said Flat and the Promoter shall not be liable for the maintenance, wear and tear of the said Flat.

13.6. Compensation –That the allottee has given his specific confirmation herein that the responsibility of title of the said land be on the Developer up and until the conveyance of the said project and the said land thereunder.

13.7. Except for occurrence of the events stating herein above, if the promoter fails to complete or is unable to give possession of the Flat (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or for any other reason; the Promoter shall be liable, on demand to the allottee/s, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Flat, with the interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % percent per annum within 30 days

Provided that where if the Allottee does not intend to withdraw from the said Project, the Promoter shall pay the Allottee interest as per State Bank of India highest



111-8
प्लॉट नं. (552 / 2023)
से - ७३



18

Marginal Cost of Lending Rate plus 2 % , on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession of the Flat.

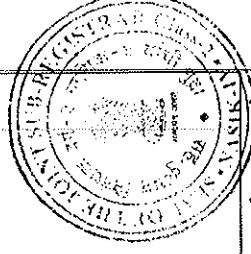
13.8. Before delivery of possession of the said Flat, the allottee/s shall satisfy himself/herself/themselves about the correctness of area of the said Flat and about the quality of the construction work and specifications/amenities provided. Thereafter the allottee/s shall not be entitled to make any complaint in this particular regard and all the rights regarding the same shall be deemed to have been waived. The allottee/s receiving the possession of the said Flat has to duly verify all that has been handed over in this regard and if any kind of defect in respect of Fixtures and fittings, Doors, Aluminium windows etc, is noticed in the said Flat, the allottee/s shall inform/intimate the Promoter herein immediately and the promoter shall be the responsible to repair such defects at its own cost. The promoter shall ensure that the handover of possession is conducted smoothly and due acknowledgement in writing is taken from the purchaser as to his/her/its satisfaction regarding the same.

13.9. After the possession of the Flat /project is handed over, if any, work thereafter is required to be carried out by the Government or Municipality or Statutory Authority, the same shall be carried out by the allottee/s in co-operation with the other allottee of the Flats and/or the Ultimate organization in the said project at their own costs and the promoter shall not be in any manner liable or responsible for the same provided the promoter has duly discharged its duties in all aspects and that it is out of purview of promoter duties and responsibilities under these presents.

13.10. The promoter shall give possession of the said Flat to the allottee on or before the date prescribed herein above and on receiving all the dues payable by the allottee to the promoter, if any. The allottee hereby agrees and confirms that he/she/they does not have any objection with regard to receiving the possession of the said Flat at such early date from the promoter herein and as such hereby admits and undertakes to make payment of full consideration in respect of the said Flat and all other amounts payable by the allottee in respect of the said Flat at such early date, in the event the promoter is able to expedite the development of the said Flat and handover the possession of the same at such early date.

13.11. The promoter may complete part portion or floor or wing/s of the project and obtain part occupancy certificate and give possession of the Flat to the allottee hereof and the allottee shall not be entitled to raise any objection thereto. Upon the Flat allottee taking possession of the said Flat (including the allottee taking possession of the said Flat) in such partly completed or portion or floor or wing, the promoter or their agents or contractors shall carry on the remaining work with the allottee

प्लान - ४
प्लान नं. (CODE/२०२३)
१० - ६३



occupying his/her/their/its Flat. The allottee shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them/it.

14. TIME IS ESSENCE:-

Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee after receiving the occupancy certificate or the completion certificate as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement.

15. TERMINATION OF AGREEMENT:-

15.1. Without prejudice to the right of promoter to charge interest, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment reminders, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of 15 days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any administrative expenses and/ or any other expenses incurred by the promoter for such unit as requested by the allottee or any other amount which may be payable to Promoter,) within a period of 30 days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee to the Promoter and the Promoter herein shall be entitled to deal with the said Flat with any prospective buyer. Delay in issuance of any reminder/s or notices from the Promoter shall not be considered as waiver of Promoter absolute right to terminate this agreement.

नसम-४

दस्तावेज क्र. (७२२/२०२३)

२०-७



20

15.2. For whatsoever reason if the Allottee/s herein, without any default or breach on his/her/their part, desire to terminate this agreement /transaction in respect of the said Flat then, the Allottee/s herein shall issue a prior written notice to the Promoter as to the intention of the Allottee/s and on such receipt of notice the Promoter herein shall be entitled to deal with the said Flat with prospective buyers. After receipt of such notice of intention to terminate this agreement the Promoter shall issue a 15 days notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of Cancellation the Allottee/s shall be entitled to receive the refund of consideration, subject to terms of this agreement.

15.3. It is specifically agreed between the parties hereto that, if the transaction in respect of the said Flat between the Promoter and Allottee/s herein terminated as stated in sub-para 15.1 and 15.2 herein above written then all the instruments under whatsoever head executed between the parties hereto or between the Promoter and Allottee/s herein, in respect of the said Flat, shall stand automatically cancelled and either party have no right, title, interest or claim against each other except as provided hereinafter.

15.4 If the Allottee wishes to cancel the agreement due to reasons not attributable to the default of the promoter, then the Promoter shall deduct 10% of the consideration amount towards liquidated damages and other administrative expenses and balance amount (if any) shall be refunded. In the event of cancellation by Allottee, the Promoter is not responsible to refund any taxes and duties such as GST, stamp duty and registration charges which was paid to the Government and the Allottee shall apply for refund at their own effort and cost.

16. DEFECT LIABILITY

If within a period of five years from the date of handing over the Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat or the wing or the project in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost.

Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said Flat of project and in specific the structure of the said unit of the said wing / project which shall include but not limit to columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any

प्लान-४

प्लान क्र. ६३२९ / २०२३

२०
 which may result in seepage.



erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of wilful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of Flat by the Occupants, vagaries of nature, damage to electrical equipments due to voltage fluctuations, force majeure, abnormal heavy rains, abnormal fluctuation in temperature etc.

That it shall be the responsibility of the allottee to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Flat are regularly filled with white cement/epoxy to prevent water seepage.

Further where the manufacturer warranty as shown by the developer to the allottee ends before the defects liability period and such warranties are covered under the maintenance of the said unit/project, and if the annual maintenance contracts are not done/renewed by the allottee/s the promoter shall not be responsible for any defects occurring due to the same.

That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/ manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Flats and the common project amenities wherever applicable.

That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit/ building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

Howsoever for the purpose of defect liability on towards the developer, the date shall be calculated from the date of handing over possession to the allottee for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said project as stated in the said agreement. That further it has been agreed by the allottee that any damage or change done within the unit sold or in the project done by him/ them or by any third person on and behalf of the allottee then the allottee expressly absolves the developer from the same

नसप-४
दस्ता क्र. (६९९/२०२३)
२३ - ७



22

liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the developer. After the receipt of completion/occupation certificate from Nashik Municipal Corporation, the Promoter shall be free from any liability in case of any addition and/or alteration to the flat/shop/ project by the allottee/s, any damage to the project by accident, any tempering with the geometrical sections of the project, lack of maintenance by the allottee/s or apartment associations any event of force majeure and any act of God.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure built of the unit and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

17. FORMATION OF ORGANISATION OF FLATS/SHOPS/APARTMENT HOLDERS:-

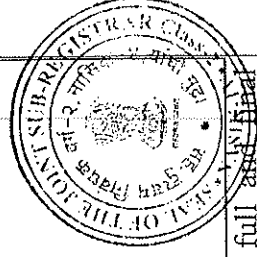
17.1. Considering the Promoter herein is carrying on the construction/development on the said land as aforesaid and further to have the maintenance of project and common facilities more conveniently, there will be one APARTMENT Formation as per the provisions of the Maharashtra Apartment Ownership Act. Hence, the allottee will have to purchase the Flat under the scope and under the provisions of said Apartment declaration deed.

17.2. The Allottee along with other allottee(s) of Flats/Shops in the project shall for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Flat and including the bye-laws of the proposed apartment and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee.

18. CONVEYANCE OF THE SAID FLAT:-

The Promoter, on receipt of complete amount of the Price of the said Flat under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the said unit within 6 months from and after obtaining the full and final completion certificate in respect of the entire project. However, in case the Allottee fails to deposit the all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorises the Promoter to

पञ्जाब-४
पञ्जाब क्र. (कडए/२०२३)
०२ - ००



withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and other charges /deposits to the Promoter is made by the Allottee.

19. COMPLETION / OCCUPANCY CERTIFICATE :-

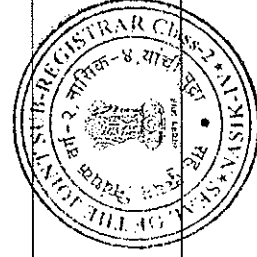
The Promoter hereby assures to obtain all N.O.C's from various concerned government authorities and shall submit the file to the Local Authority for occupancy/completion certificate. However, if the local authority delays issuing the certificate beyond 21 days after submission of all the required documents/NOC's for occupation/completion, then same shall not be construed as delay on the part of the Promoter in obtaining Occupancy/Completion Certificate.

20. PAYMENT OF TAXES, CESSSES, OUTGOINGS ETC:-

20.1. The Allottee/s herein is well aware that, the Goods and service tax, etc is imposed/increased by the government and further at any time before or after execution of this agreement any additional taxes/ duty/ charges/ premium/ cess/ surcharge etc., by whatever name called, is levied or recovered or becomes payable under any statute/rule /regulation notification order/either by the Central or the State Government or by the local authority or by any revenue or other authority, on the said Flat or this agreement or the transaction herein, shall exclusively be paid/borne by the Allottee/s. The Allottee/s hereby, always indemnifies the Promoter from all such levies, cost and consequences. Provided that the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

20.2. The Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoing in respect of the project land and Building namely local taxes, betterment charges or such other levies by the concerned local authority from the date of application for occupancy certificate is made to the Nashik Municipal Corporation and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers. Infrastructure Charges if applicable and all other expenses necessary and incidental to the management and maintenance of the project land and building as stated and defined as attached herewith in Schedule V . The Allottee shall be liable to bear and pay local taxes, betterment charges or such other levies by the concerned local authority from the date of application for occupancy certificate is made to the Nashik Municipal Corporation by the Promoter. The allottee shall pay:-

नम्रान-४
दफा क्र. (२०२/२०२३)
२० — ७०



24

1) Monthly Maintenance charges as may be calculated by the Promoter or office bearers of Apartment Association for meeting common expenses.

2) Rs.25,000/- is to be paid by residential unit holders against Lift maintenance deposit.

3) The allottee also admits to pay additional amount for any additional expenses as and when demanded by the Apartment Association or the Promoter.

4) The shop owner shall pay Rs.25,000/- towards maintenance. Thereafter the shop owner are not liable to pay any maintenance forever, subject to if any one use water for commercial purpose.

The deposit amounts received by the Promoter for the common maintenance charges shall be handed over by the Promoter to the association after deducting the expenses incurred till handing over project to office bearers.

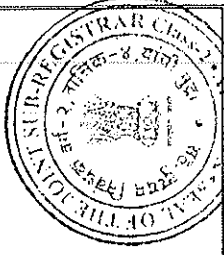
20.3. Notwithstanding anything contents stated herein above, the liability to pay the aforesaid taxes, outgoings, other charges etc. will be always on Allottee/s of the said Flat and if for whatsoever reason respective Recovering Authority got recovered the same from the Promoter in such circumstances the Promoter herein shall be entitled to recover the same from the Allottee/s along with interests and Allottee/s herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee/s in writing. It is further specifically agreed that, aforesaid encumbrance shall be on said Flat being first encumbrance of the Promoter. The Allottee/s herein with due-diligence has accepted the aforesaid condition.

21. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

The Promoter hereby represents and warrants to the Allottee as follows:

- The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- All drawings, sale plans, other drawings are as given to the Promoter by the appointed Architect, Structural Consultants, other consultants, the developer has thus disclosed the same to the allottee and the allottee is aware that professional liability

प्रा-४
प्रा.क्र. (CS2E/2023)
ए-६



have been undertaken by them individually with the developer which shall prevail on these consultants individually or cumulatively if there is any loss/ harm is caused to the allottee and based on these said details of the drawings and the calculations and areas shown, the allottee has agreed to take the said unit.

d) All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;

e) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

f) The Promoter has not entered into any agreement for sale with any person or party with respect to the said Flat which will, in any manner, affect the rights of Allottee under this Agreement;

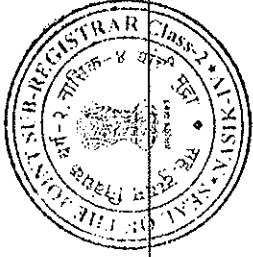
g) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;

h) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

22. COVENANTS AS TO USE OF SAID FLAT:- The Allottee/s or himself/themselves with intention to bring all persons into whosever hands the Flat may come, hereby covenants with the Promoter as follows for the said Flat and also the said project in which the said Flat is situated.

a. To maintain the Flat at the Allottee'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 project 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.

परीक्षा - ४
परीक्षा क्र. (२०१२/२०२३)
२७



26

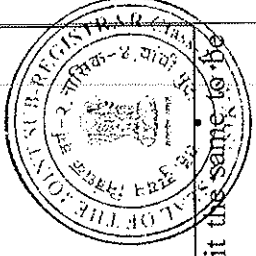
b. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care 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 Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

c. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d. 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 project in which the Flat 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, Pardi or other structural members in the Flat without the prior written permission of the Promoter and/or the Apartment as the case may be. After possession of the said Flat, the allottee/s has/have agreed to carry out regular and periodical inspection of the structure, beams, columns, projections, drainage lines, water lines, electrical lines, lift, power back ups, pumps etc and to carry out necessary repairs as and when required.

e. 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.

४११-४
दफा क्र. (२०२९/२०२३)



f. 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

g. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building .

h. 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 Allottee for any purposes other than for purpose for which it is sold.

i. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

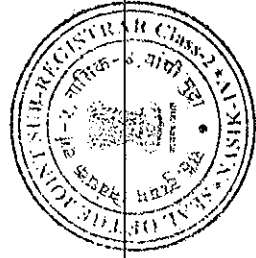
j. The Allottee shall observe and perform all the rules and regulations which the **ROONGTA FLORENZA APARTMENT** may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein 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. The Allottee shall also observe and perform all the stipulations and conditions laid down by the **ROONGTA FLORENZA APARTMENT** regarding the occupancy and use of the Flat in the Building /project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

k. That the allottee shall indemnify and keep indemnifying the promoter towards against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non- performance of such obligations given specifically herein to the allottee.

l. That any nominated surveyor/ architect appointed for specific purposes stated in this covenant the fees of which shall be mutually decided by and between the promoter and the allottee and the same shall be paid by the both the parties equally.

m. The Allottee shall not use the premises for the industrial manufacturing purposes, workshop., Auto garage, flour mill, printing press and liquor shop, Bar shop, Massage Centre, Gambling House, Classess, Service Apartment, Hostel, Group accommodation, Lodging Boarding or for any other immoral or illegal purposes. The

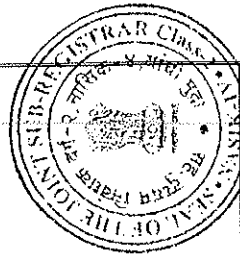
प्लान - ४
प्लान नं. (८०२) / २०२३
२ - - - - - ०३



Allottee shall use the Flat or any part thereof or permit the same to be used only for the valid residential purpose.

- n. The Allottee shall not have his premises painted from outside by different color than provided to the project nor the Allottee shall change the elevation of the building. The Allottee shall also not use additional doors, windows, ventilators, opened other than already provided.
- o. Not to install/fix any grilles or railing of the balconies, terraces or windows except with the written permission of the promoter.
- p. The Allottee shall use the only said Flat agreed to be sold to him. No other areas shall be occupied by the Allottee.
- q. Not to obstruct the development work for any reason and in any way.
- r. Not to cause any nuisance to other allottee/s and the promoter in any matter whatever.
- s. No addition or alternation will be carried out in the Flat/project without the consent from the local authorities.
- t. The Allottee is well aware that the promoter will construct project based on Future Potential as mentioned. The Allottee assures that after possession of said Flat, he shall not cause any hindrance/obstruction/objection to the movement of men and machinery required to construct the future buildings.
- u. The terrace space/Balcony adjacent to the flat shall belong exclusively to the respective Allottee of the flat and such terrace spaces/balcony are intended for the exclusive use of the respective flat. The said terrace/balcony shall not be enclosed by the Allottee till the permission in writing is obtained from the concerned local authority and the Promoter or the Apartment as the case may.
- v. Construction of a loft and other civil changes done internally shall be at the risk and cost the allottee who shall not damage the basic R.C.C. structure. For that matter any changes done by the allottee which are not approved and which are not practicable and prudent shall be at the cost and risk of the said allottee herein.
- w. The allottee shall not demolish or cause to be demolished and is denied at any time to make any addition or alternation of whatsoever nature in or to the structure or construction of the said Flat.
- x. All the unallotted terraces or open gardens/spaces/area etc shall remain exclusively owned by the promoter unless specially allotted to any unit allottee and the allottee shall not object to the promoter for allotting or using the same in the any manner as it may deem fit.

हरियाणा - ४
दफ़ा क्र. (२०१२/२०२३)
२० — २३



y. Not to lift any heavy material from ~~the outside or put any kind~~ weight on the elevation features of the project (including mouldings, carvings, dummy columns, figurines, dummy beams, capitals etc.) which may be superimposed by the promoter for purpose of elevation. The allottee agrees that no load, including human load shall be brought upon such features. If any such structural members or elevation features are mutilated or spoilt by the allottee or anyone on their behalf or if any mishap occurs due to any weight being brought onto such elevation features of the project, the allottee shall be solely responsible for the same and shall be responsible for any such mishap and also for restoring the features to their original state at the cost of the allottee only.

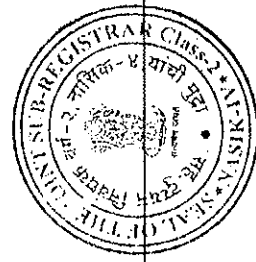
z. Allow unlimited access at all reasonable times and extend full cooperation to the representatives, surveyors, contractors, workers and agents of the promoter and/or the body or other allottees to enter into the said premises or any part thereof to view and examine the state and condition thereof, carry out repairs/maintenance etc.

aa. not to install split or window air conditions in the rooms at places so as to maintain the elevation and uniformity of the project. The allottee shall ensure that the water overflow from all air conditioners installed by the allottee are properly drained and no water overflow shall fall onto any premises below or in the compound of the project.

ab. Not to place any plants or pots on any external face, chajja, parapet at any place in the project (unless provided for by the promoter) which shall be visible in the elevation, nor shall he/she water the plants/pots in any manner that may cause leakage or leave marks or stains on the paint of the project. If any leakage or leave marks or stains on the paints of the project. If any leakage occurs due to violation of this conditions by the allottee or if any part of the building or paint is spilt by the allottee or anyone on their behalf or if any mishap occurs due to such actions, the allottee shall be solely responsible for the same; and shall also be responsible for damage due to any mishap and also for restoring the features and paint to its original state at cost of the allottee only.

ac. The allottee and/or joint Allottee shall, in relation to the unit, make all payments to the Developer from his/her/its own bank account and not from and through the bank accounts of any third parties. If in the event such third party bank accounts are used the allottee and/or joint allottee, he/she/it/they alone shall be responsible and liable in the relation to the payments made by any third parties. Notwithstanding the aforesaid, the receipts for the payments made in relation to the Unit shall be issued in favour of the Allottee and/or joint Allottee only.

नस्ता-४	
दस्ता क्र. (2022/2023)	
54	७४



ad. The allottee has agreed to pay the cess, N.A. tax, Municipal taxes and other such taxes, dues and duties etc from the date of completion of the said unit or date of possession of the unit whichever is earlier. The promoter shall not be liable for the consequences of non-payments of taxes etc.

23. NAME OF THE PROJECT:-

Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter herein has decided to have the name of the Project “ROONGTA FLORENZA APARTMENT” and further erect or affix Promoter's name board at suitable places as decided by the Promoter herein on a building / project and at the entrances of the scheme. The Allottees/s in the said project or “ROONGTA FLORENZA APARTMENT” are not entitled to change the aforesaid project name and remove or alter Promoter's name board in any circumstances. This condition is essential condition of this Agreement.

24. ENTIRE AGREEMENT AND RIGHT TO AMEND:-

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat. This agreement may only be amended through written consent of the Parties.

25. MEASUREMENT OF THE CARPET AREA OF THE SAID FLAT:-

In case the Allottee or the Promoter desires, The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Architect of the project. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per

१११-४
१११३. (६६६ / २०२३)
६६ — ६६



32

registration within the time limit prescribed by the registration act and on intimation that the promoter will attend such office and admit execution thereof.

29. WAIVER NOT A LIMITATION TO ENFORCE:-

29.1. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

29.2. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

30. SEVERABILITY:-

If any provision of this Agreement shall be determined to be void or unenforceable under applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

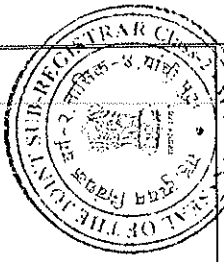
31. PLACE OF EXECUTION:-

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorised signatory at the Promoter's Office and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

32. OTHER CONDITIONS:-

a. Whereas the allottee also aware of the specifications and amenities to be provided by the promoter in said project and the same shall be as per the details attached and the specifications hereunder mentioned. That the promoter is only liable to provide the amenities which are mentioned in this agreement. The sales representatives of the promoter have not given any verbal commitments to the allottee herein. The allottee

प्लान - ४
दस्तावेज क्र. (कडए/२०२३)
६३



confirms that he/she/they will not demand any changes of whatsoever nature in the said Flat/unit which the allottee intends to book. The allottee herein is aware that the brochure provided by the promoter is a replica of the proposed project and whereas the actual project will be as natural as it should be.

b. The allottee is aware that the promoter will be applying for water connection on behalf of the apartment to the Municipal Corporation after receiving completion/occupation certificate (as per rules of Nashik Municipal Corporation). However, the authority to sanction the application for waterlines lies with the Nashik Municipal Corporation as per its terms and conditions and whereas the supply of water by concerned authorities shall be supplied as per daily schedule of Nashik Municipal Corporation and therefore the promoter shall not be held responsible for the supply of water or low pressure of water.

c. The promoter assures that he would do all the necessary documentation for acquiring Electricity connection which shall be provided by MSEDCL. The promoter herein assures that he would obtain the sanction regarding the same before possession. However, the allottee shall not have any objection if it gets delayed by whatsoever reason (i.e. technical reason, shortage of electric meters with MSEDCL etc.). Is such situation occurs, the allottee herein is aware that he/she/they are required to obtain temporary connection from the meter of the Developer by installing sub-meter. It is hereby understood that the electricity charges for the same shall be borne by the allottee.

d. The promoter herein is aware that he is required to provide drainage line to the apartment which shall be connected to drainage line of Nashik Municipal Corporation, and the same shall fall under the terms and conditions of Nashik Municipal Corporation. However, if the NMC drainage line is delayed due to any reason not attributable to Promoter or beyond its control, in such case the promoter shall make necessary arrangements at the cost of the allottee.

e. The allottee is aware that they may be required to execute and register a Supplementary Deed in case there are any variations of inclusion of new or additional rules as per RERA.

f. In the event, the Ultimate Organization is handed over the administration of the property before the sale and disposal of all the flats/Shops in project, all the powers, authorities and right of the accommodation to the allottee herein shall be always subject to the promoter's over all right to dispose of unsold flats/shops and all other right thereon, it is specifically agreed between the parties hereto that for the unsold

१११-४
१११ प्र. (२०२ / २०२३)
५२ — ८०८



34

flats/shops/tenements/units the promoter herein shall and will not be liable or required to contribute toward the common expenses or maintenance charge or any amount under any head towards the share in the common expenses in respect of the unsold tenements nor will be promoter or the new incoming allottee be liable and required to pay any transfer charge, premium etc.

g. The allottee authorizes and empower the promoter to make representation by executing such documents and forms as may be necessary, for procuring electricity connection, water connection and meter for the said Flat in the name of allottee, municipal assessment of the said Flat in the name of allottee. The allottee undertakes to bear all the expenses at actual for the same, as levied by the Competent Local Authority for entire financial year even if the possession of the said Flat is taken later.

h. The allottee understands that the works of the development and construction on the said land by the developer may continue even after grant of possession of the said Flat to the allottee. The allottee shall not make any claims of any nature, relating to or on account of nuisance, annoyance, damages or compensation in this respect.

i. The allottee has/have read and understood all the terms and conditions of indemnity bonds/undertakings etc. given by the promoter to the Collector/Corporation or any other authority and terms and conditions mentioned in Commencement Certificate, NA order and Completion Certificate (if any) and allottee agrees that this agreement is subject of the said terms and are also binding on him/her/them.

j. If necessary, the allottee hereby irrevocably authorizes and empower the promoter to represent him before the concern authorities in all matters regarding the property Tax, Assessment and Re-assessment and the decisions taken by the promoter in this regard shall be binding on the allottee. The promoter shall represent the allottee to do all the necessary things in all the departments of the Nashik Municipal Corporation, Collector, Government, Semi-Government MSEDCL etc. and the same shall stand ratified and confirmed by the allottee personal representation in the form of signature, the allottee shall sign the same and shall nto withhold the same for any reason whatsoever.

K. The Allottee herein declares that in **“ROONGTA FLORENZA APARTMENT”** project, the Promoter herein is providing amenities and common facilities in the project and it is specifically agreed between the parties hereto that, the Promoter shall not be responsible after handing over of the units to buyers of the tenements, the **“ROONGTA FLORENZA APARTMENT Condominium”** shall set it's own norms for use of common amenities in order to avoid due to misuse, injuries

परीक्षा - ४
परीक्षा क्र. (२०२२/२०२३)
३३ - - - ६३



and casualties/ calamities and any damages of whatsoever nature caused to any person or property and for which the Promoter will not be responsible.

33. PROJECT FINANCE:

a. The Promoter has availed construction finance facility from HDFC LIMITED. The Promoter will provide NOC from HDFC LIMITED for this unit if required by Allottee.

b. The allottee hereby consents and authorize the promoter for raising any finance by way mortgage or the said land or scheme or any portion thereof, as and when so deemed necessary by the promoter. At any stage during the implementation of the scheme the promoter shall be at liberty to sell, assign or transfer or otherwise deal with its right, title and interest in the said land and project to be constructed thereon provide that the same does not adversely affect or prejudice the rights granted in favor of the allottee in respect of the said Flat agreed to be purchased by him/her/them of this agreement. The Allottee hereby has accorded his/ her/ their irrevocable consent for the Promoter to avail such loan from any bank/s and/or financial institution and/or person, and covenants not to raise any obstruction and/or impediment and/or any objection for the same.

c. The allottee may obtain finance from any bank/financial institution or any other source for purchase of the Flat, but the allottee obligation to purchase the Flat pursuant to this agreement shall not be contingent on the allottee ability or competency to obtain such finance and the allottee will remain bound by the terms of this agreement. The allottee hereby agrees that in case he has availed any loan facility for the purchase of the Flat, then upon execution and registration of Conveyance Deed in respect of the Flat, the original Conveyance Deed shall be received by the promoter on behalf of the allottee from the Registration Office directly and shall be deposited with the concerned lending institution to create equitable mortgage on the Flat in accordance with the terms of grant of the loan.

34. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

1. MR. DEEPAK DNYANDEV BHALERAO
2. MRS. VARUNA DEEPAK BHALERAO

४४४-४	
४४४ रु. (२०२२ / २०२३)	
०९	०९



36

Both R/At: Flat No. 5, Building D-2, KSF Colony, Near Embio Colony,
Plot No. RL3, Nagalwadi, Kamble Tarf Mahad, Mahad, Raigarh, Maharashtra-
402309.

(Allottee Address)

ROONGTA HOMES LLP

Shree Tirumala Ashirwad Apt, Pethe Nagar Road, Opp Balbharti, Indira
Nagar, Nashik - 422009 (Promoter Address)

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

35. JOINT ALLOTTEES

That in case there are Joint Allottees, they shall be considered as joint and severable allottees for the purpose of these clauses in the agreement and all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

36. GOVERNING LAW:-

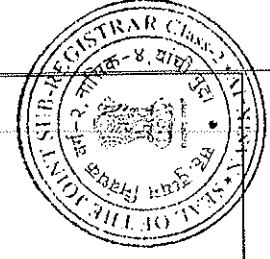
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

37. The Allottee shall not demand partition of the said property i.e. the plot upon which the project is constructed or for the said Flat. However the name of the Allottee shall only be recorded in the Municipal Corporation record for the assessment of the house taxes.

38. CONSENT:-

That the Allottee has given his/her/their irrevocable consent to revise the Building Plan without affecting the area under this document.

39. DISPUTE RESOLUTION: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.



प्लॉट नं. (संज्ञा/२०२३)	४
सं. — ४०	

The Allottee/s hereby declares that he/she/they has/have read and fully understood and agreed to the contents of this agreement and thereafter the same has been executed by the Alottee/s.

SCHEDULE-I

(THE SAID PROJECT LAND REFERRED TO ABOVE)

All that piece and parcel of the land bearing S. No. 984/2/A/Plot No./5 area adm. 6021.19 sq.mtrs lying and being at Nashik Shiwar , Dist Nashik, which property is bounded as shown below:

On or towards East : Plot No. 4
 On or towards West : ADJ. S. No. 984/2B
 On or towards South : ADJ. CIDCO
 On or towards North : 12 MTR WIDE ROAD

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

Carpet area about admeasuring 56.55 sq. mtrs i.e. 608.48 sq. feet along with balcony area admeasuring 6.80 sq. mtrs i.e. 73.17 sq. feet.

1. Flat No: B-403

2. Wing : B

3. Floor : Fourth

4. In the Project Known as : ROONGTA FLORENZA APARTMENT

The boundaries of the said flat is as under :

On or towards East :
 On or towards West : AS PER APPROVED BUILDING PLAN
 On or towards South :
 On or towards North :

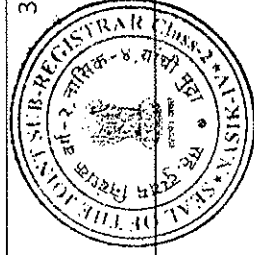
SCHEDULE- III

COMMON AREAS AND FACILITIES:

- The Overhead terrace
- The staircase available to the building.

प्लान - ४
प्लान नं. (सं. / २०२३)
०९ - ०३

38



c. The overhead water Tank constructed on the top of **ROONGTA FLORENZA**

APARTMENT Building.

d. The underground water Tank, constructed on ground space along with the electrical motor fittings and plumbing system thereof in the **ROONGTA FLORENZA APARTMENT** Building and Municipal water connection.

e. Plumbing network throughout the said **ROONGTA FLORENZA APARTMENT**.

f. Electric wiring at all the common spaces up to the entrance of each family unit along with main electric supply up to meter box.

g. Compound wall with gates.

h. Foundation columns and roofs along with all common walls

i. Bore well with electric pump, Rain water harvesting near borewell

j. Lift with Genset

k. Common electric meter for elevator, lights of staircase, lobby etc. if any

l. Amenities provided in earmarked open space area.

SCHEDULE- IV

1. **R.C.C:** RCC Frame structure, External wall 6" thick & internal walls 4" thick block.
2. **Plaster:** External Sand faced & internal neeru finish plaster.
3. **Doors:** Lamination coating 35 mm main Door and Internal Door with ply wood Door frame, Lamination coating door 30 mm with granite frames for Toilet.
4. **Windows:** 3 track aluminium power coated sliding windows with mosquito net, safety grills & granite frames.
5. **Toilets:** Plumbing/Sanitary fittings. Designer glazed tile up to 8 feet and matt finish tiled floor.
6. **Flooring:** 800 X 1600 Glazed vitrified tiles. Matt Finish tiles in balcony.
7. **Electrification:** Concealed electrification, Polycab /Anchor or equivalent switches, adequate electrical points in every Flat.
8. **Lift:** Lift of Otis Elevators Co India Ltd with Genset
9. **Paint:** Internal oil bound distemper. External waterproof apex paint.
10. **Parking:** Trimix in basement and Trimix or Paved with Paver Block (Any one as per choice of Promoter) on Ground Floor.
11. Top Terrace in Brick Bat Coba waterproofing.

पराम-४
पराम क्र. (CASE/२०२३)
४०



Due to constant developments the above specifications and amenities are subject to change without any notice on account of non-availability of amenity, non-availability of material or non-feasibility.

SCHEDULE- V

1. The expenses of maintaining, repairing, redecoration etc. of the main structure in particular the roof, gutter, rain, water pipes, gas pipes, if any, passage, entrances, landings and staircase used and enjoyed by the Allottee in common with others as aforesaid.
2. The cost of cleaning and lighting the passage, landings, staircase and other parts of the building as enjoyed or used by the Allottee in common as aforesaid.
3. The cost of the decorating exterior of the building.
4. The cost of the salaries of Clerks, Bill Collectors, Chowkidars, sweepers etc. appointed by developers / Co-op. Society to manage and look after the building.
5. The cost of maintenance of other light and service charges.
6. Municipal and other charges of taxes to be paid in common for common areas. Vacant Plot tax/ House tax for common area after completion of the project
7. Insurance of the Building.
8. The running expenses as necessary or incidental for maintenance.
9. Such other expenses as necessary or incidental for maintenance and upkeep of the building.
10. N.A. Tax after completion of building.
11. Renewal of maintenance contracts with vendor such as maintenance contract of lift, Generator etc.
12. Lift expenses
13. Vacant plot tax / House tax for common area after completion of building
14. Genset Diesel exp and maintenance expenses
15. CCTV maintenance
16. Maintenance of amenities provided in earmarked open space.

नसम - ४
वसु नं. (२९९ / २०२३)
३९ — २३

40



ANNEXURE- "A"

TITLE CLEARANCE CERTIFICATE

Mrs. Vidyullata K. Tated,
 Advocate
 5, Jeevanswapna Co-op.Hsg. Soc.,
 Indira Nagar. Nashik- 422 009.
 Phone: 2324769.

TO WHOMSOEVER IT MAY CONCERN:

On verification of all the documents produced before me, it appears that the title of the property bearing **S. No. 984/2/A/Plot No./5** area adm. 6021.19 sq.mtrs lying and being at Nashik Shiwar, Dist Nashik is owned by the Promoter is cleared & marketable and Promoter on the strength of sale deeds has right to develop the plot and to sale the constructed premises thereon.

Sd/- xxx
Mrs. Vidyullata K. Tated.
 Advocate

DRAFTED
(Signature)
 BY ME

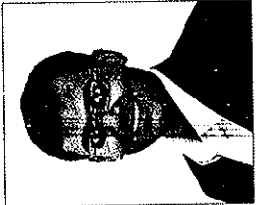
IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinabove mentioned for **Flat No. B-403 in ROONGTA FLORENZA APARTMENT.**

SIGNED SEALED & DELIVERED]
 BY THE WITHIN NAMED]
 "PROMOTER/BUILDER/DEVELOPER"
 ROONGTA HOMES LLP]
 THROUGH ITS PARTNER]
 MR. AKHIL LALIT ROONGTA.]

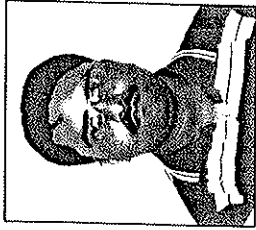


(Signature)

PROMOTER/BUILDERS/DEVELOPER



नमून - ४
दफा क्र. (कडए/२०२३)
४२ - ४४



SIGNED SEALED & DELIVERED]

BY THE WITHIN NAMED ALLOTTEE]

1. MR. DEEPAK DNYANDEV BHALERAO



ALLOTTEE



2. MRS. VARUNA DEEPAK BHALERAO



ALLOTTEE

IN THE PRESENCE OF

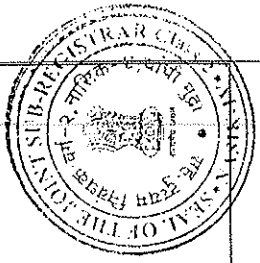
WITNEESES

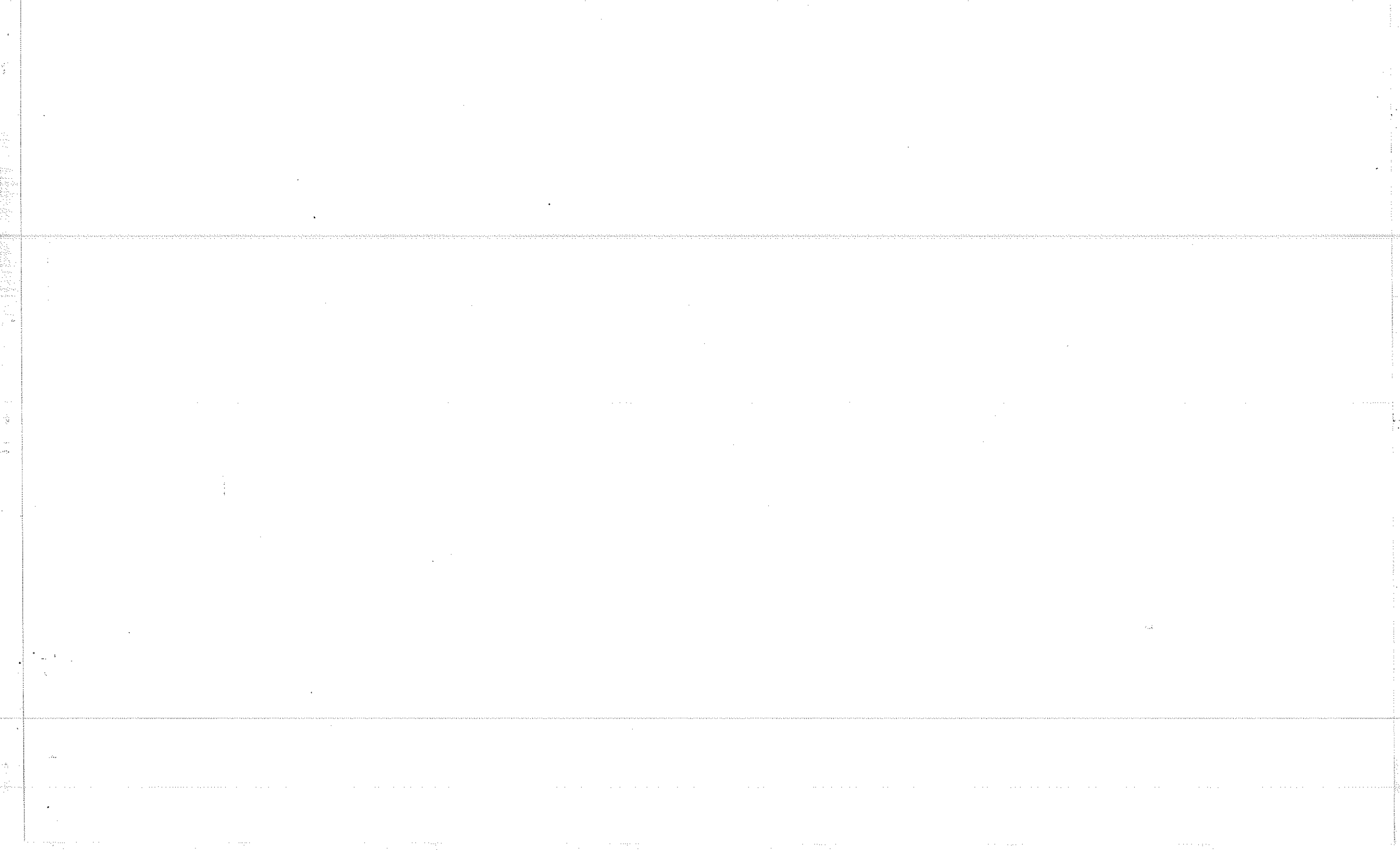
1.

2

(S. V. Inamke)

Pravech Deore





नसम-४



सं. क्र. (CS2E/2023) अर्ध-सालिक
४३ - ६३

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 - 5
(944227)

तालुका :- नाशिक

जिल्हा :- नाशिक

ULPIN : 14722057253

भूनामन क्रमांक व उपविभाग : 984/2/अ/प्लॉट नं/5

भू-धारणा पट्टती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार चौ.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.से.मी. अक्षरेक क्षेत्र	602219	रुमटा रोमन पल्लव पी लक्ष्मी भागीदार श्री. अशिल लतील श्याम	60.21.19	2891.00	(502394)	कुळचे नांव व खंड इतर अधिकार इतर इतर निवासी विक्रीसाठी (502394) सागिन्य विनशेती क्षेत्र-191.50 चौ.मी (503821) प्रकाशित करणार :- नाही. शेवटचा करणार क्रमांक : 503821 व दिनांक : 22/07/2022
दिनांक 60.21.19 आकारणी 2891.00						सीमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३१।

गाव :- नाशिक शहर - 5 (944227) तालुका :- नाशिक

भूनामन क्रमांक व उपविभाग : 984/2/अ/प्लॉट नं/5

जिल्हा :- नाशिक

पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	जल स्वरूप	क्षेत्र	लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	हेक्टर चौमी	(८)	(९)	(१०)	(११)

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी की मरणून १५० रुपये मिळाले."
दिनांक : 15/09/2023

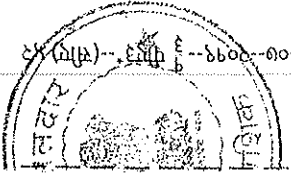
संकेतिक क्रमांक : 2720001142011060605020231470

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT OF INDIA
व्यायी लेखा संख्या कार्ड
Permanent Account Number Card
BIIPP9200L
नाम / Name
VARUNA DEEPAK BHALERAO
दिनांक / Date of Birth
03/09/1988
व्यायी लेखा संख्या / Permanent Account Number Card
BIIPP9200L
नाम / Name
SANJAY SUKDEO PAITHANKAR
दिनांक / Date of Birth
03/09/1988

भारत सरकार GOVT OF INDIA
व्यायी लेखा संख्या कार्ड
Permanent Account Number Card
BIIPP9200L
नाम / Name
VARUNA DEEPAK BHALERAO
दिनांक / Date of Birth
03/09/1988
व्यायी लेखा संख्या / Permanent Account Number Card
BIIPP9200L
नाम / Name
SANJAY SUKDEO PAITHANKAR
दिनांक / Date of Birth
03/09/1988

Varuna

मारी खाधर, मारी खोणम



दिनांक 11/08/2016

गाव नमुना नं. 984/2/2/P-NO-5
दैनिक पावती पुस्तक
महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2390170

गाव- नाशिक ता. लुका- नाशिक
दिनांक 22/5/2002 रोजकीर्द व पावती पुस्तक
एकत्रीकृत जमीन महसुलव्यवस्थापन विभाग

शकबाकी	चाळू वर्ष म्हणजे	स्थानिक उपकर
वर्ष 2009/2002	संकीर्ण	जिल्हा परिषद ग्रामपंचायत
रु. 20000/-	रु. 0/-	रु. 0/-

नसिम-8
दस्त क्र. (2023/2023)
23-8

(असपी) रुपये पाच हजार अक्षिचौच्यारिवाले

पावती

Original/Duplicate
नं. 397
Regn. 397



गावचे नाव: दादर
दस्तरेवजाचा अनुक्रमांक: नसिम-8-1800-2021
दस्तरेवजाचा प्रकार: स्थानिक पोर्चर ऑफ अंदाजी
सादर करणाऱ्याचे नाव: श्री. चेतन विठ्ठल गडकरी

नाम: श्री. चेतन विठ्ठल गडकरी
पुस्तकी संख्या: 15
दस्तावेज क्र.: 2436
दिनांक: 05/02/2021

आपणास मूळ दस्त, यकत, चिठ्, सूची अंदाज
1:54 PM ह्या वेळस मिळेल.

माजार मुल्या रु. 1/-
मोहदस्त रु. 1/-
दस्तरेवजाक शुल्क रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 300/-
श्री/व्यक्ती/ऑडिओ क्रमांक: 2701202101168 दिनांक: 05/02/2021
वैयर्थी कर व पत्रात: eChallen रकम: रु. 100/-
श्री/देयकाचा प्रकार: ऑडिओ क्रमांक: MH010659334202021E दिनांक: 05/02/2021

BY ME
SELF ATTESTED

आयकर विभाग
INCOME TAX DEPARTMENT
ROONGTATHOMES LLP

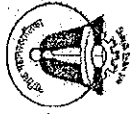
भारत सरकार
GOVERNMENT OF INDIA

11/08/2016

AAUFR45020

श्री. विश्वनाथ शर्मा
ADVOCATE
District Court Compound, Nashik

Name: Ghorpade Vias Jaman
Bar Council Enrollment: MAH-2452-2595
Date of Birth: 27/09/1978
Email: viasghorpade.vg@gmail.com
Call: 8950202706
Resi. Phone No.:
Office Phone No.:
President



NASHIK MUNICIPAL CORPORATION

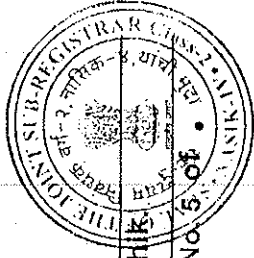
NO: LND/BP/82/145

DATE :- 24 / 03 / 2021

SANCTION OF BUILDING PERMISSION

AND

COMMENCEMENT CERTIFICATE



TO, Roongta Homes L.L.P

C/o. Ar.Sagar Kabare & Stru.Engg. S. No. 984/2/A of Nashik Shiwar.

CERTIFICATE

Ar.Sagar Kabare & Stru.Engg. S. No. 984/2/A of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 82/145 of _____

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 08/02/2021 Inward No. B2/BP/313

2) Final Layout/Tentative layout No.140/2020 Date:11/03/2020

3) Previous Approved building permission No. CD/21 Dt:04/09/2020

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential+ Commercial** Purpose as per plan duly amended in _____ subject to the following conditions.

CONDITIONS (1 to 51)

1. The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
7. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planter in the plots provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent goes into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

फरमा - ४
फरमा क्र. (८५२ / २०२३)
३६ - ४३



10. Proper arrangement for disposal Imperial water all be made as per site requirements without distrubancy natural gradient of the land fencing to this condition is any incident happens the whole responsibility will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
14. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
15. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
16. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
18. Whenever necessary Adequate space from the plot u/r are should be reserved for transformer in consultation with M.S.E.B. Office Before actually commencing the proposed construction.
19. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20. While carrying out construction work proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
21. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/pa.kra.217/UD-9 Dt:7/3/2015 for all building following condition shall apply
 - A) Before commencing the construction on site, the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
22. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. Nahapra-112010/pr.No.212/Kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed
23. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24. Whenever necessary fanning shall be made and maintained as per provision of UDCCPR on site.
25. Provision of rain water harvesting shall be made at site as per Clause no.13.3 of UDCCPR
26. Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006 in case of building identified in Regulation no.6.2.6.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

परम - ४

C.C. for Plot No. 5 of S.No.984/2/A of Nashik Shiwar.

परम क्र. (२३२६/२०२३)



27. The Building permission is granted on the strength of LABOUR code on occupational Safety Health and working condition, 2018. Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik Municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No for any TPV- 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and Developers will be commonly responsible.
29. If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same
30. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
31. All safety measures & precaution shall be taken on side during construction with necessary signage/display board on site.
32. As per solid waste management Rules- 2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shade Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order No.258/2010 Dt:02/11/2010 submitted with the application.

Charges Recovery

34. Rs.23,76,730/-+1,03,320/-+1,47,380/-+14,965/-+13,02,700/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.93/737,42/742, 23/8689,02/757 Dt:18/03/2020, 27/07/2020, 31/08/2020,18/03/2021.
35. Rs./- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-- Dt:--
36. Drainage connection charges Rs.1,82,000/-+30,500/-+3000/- is paid vide R.No./B.No.61/8144,41/8683,51/9119 Dt:18/03/2020,27/07/2020,18/03/2021.
37. Welfare Cess charges Rs.22,63,555/-+1,68,580/-+14,255/-+13,95,595/- is paid vide R.No./B.No.61/8144,41/8683,23/8689,51/9119 Dt:18/03/2020,27/07/2020,31/08/2020,18/03/2021
38. Rs.30,110/- is paid vide R.No./B.No.21/3007 Dt:18/03/2020 against Tree plantation Deposit.
39. Infrastructure Improvement Charges Rs.8,42,890/-+71,215/- is paid vide R.No./B.No.41/8683 & 23/8689 Dt:27/07/2020 & 31/08/2020
40. Charges for "Premium paid ESI" is paid vide Rs.71,93,340/-+23,97,780/- is paid vide R.No./B.No.50/8142,10/8688 & Dt:18/03/2020,28/08/2020
41. Charges for "Premium paid (Ancillary) FSI" is paid vide Rs.33,30,400/- is paid vide R.No./B.No.72/9118 Dt:18/03/2021
42. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi Vide No. G.S.R 317 (E) Dt:29/03/2016 & The Conditions mentioned therein are are applicable to this Commencement & shall be following strictly this permission is given on the strength of affidavit submitted with the proposed and C & D Waste Rs. Rs.1,31,200/- is paid vide R.No./B.No.51/9119 Dt:18/03/2021

Additional Conditions

43. NMC Tax for Vacant plot shall be paid before Completion.
44. Total TDR Loaded 831 Sq.mt. which is utilised from DRC No: 911A Dt:06/03/2020 vide formula 831X11,550/17,800 = 539.22 Sq.mt. TDR area utilized from the same.
45. Installation of solar assisted water heating system shall be installed as per rule no.32 of DCPR before occupancy Permission.
46. Provision of Grey water reuse shall be made as per rule no.34 of DCPR.
47. Parking area should be paved & kept open for parking purpose only
48. Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.
49. Artificial light and Mechanical Ventilation shall be provided for the portion where there is no adequate Natural light and Ventilation.
50. Previously approved building permission vide C.C.No: CD/21 Dt:04/09/2020 & is hereby as cancelled.

51. This Permission is given as per the Government directives u/s-154 of MRTTP act vide GR.No.TPS-1820/anau 27/P.no.80/20/ud13 Date:14/01/2021

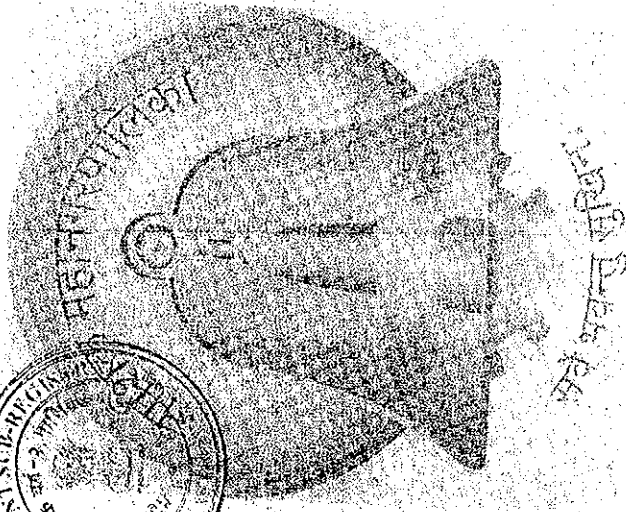
- a) Affidavit regarding above submitted by applicant vide date:19/03/2021.
- b) The stamp duty concession shall be continued till entire sell of tenements
- c) The applicant/ Developers Shall publish the list of beneficiary consumers online on the requisite website.
- d) The applicant Shall Submit list of beneficiary consumers in detail along with beneficiary consumers certificate.
- e) Copy of this Commencement Certificate is Submitted to stamp Registration office.

No. LND / BP / B21145
Nashik, Dt. 24 / 3 / 2021

Copy to: : Divisional Officer
(C.C.Type)


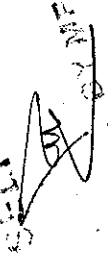

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

नमन-४
दफा क्र. (८५९/२०२३)
४८ — ४४



Government of India
Deepak Dryanandev Bhalerao
DOB: 15/04/1985
GENDER: MALE
VID: 9131182101791181
XXXX XXXX 5023
Date Date: 22/01/2021
Download Date: 23/01/2021
NASHIK MUNICIPAL CORPORATION, NASHIK

SELF ATTESTED

GOVERNMENT OF INDIA
INCOME TAX DEPARTMENT
Permanent Assessee Number Card
AXFPB3612B
DEEPAK DRYANANDEV BHALERAO
DATE OF BIRTH (DD/MM/YYYY)
15/04/1985
NASHIK MUNICIPAL CORPORATION, NASHIK

SELF ATTESTED



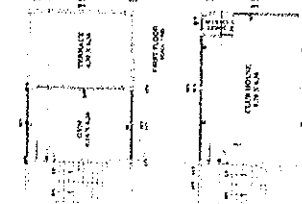
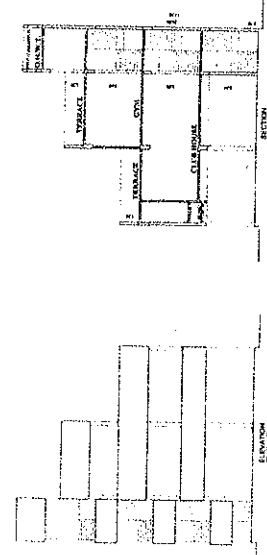

राम - ४

दादा क. (कानूनी/२०२३)

४९ — ९०

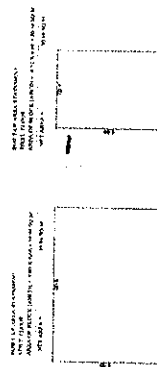


REVISED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN ON PLOT NO 3, S.NO. 9847/A, AT NASHIK



STAMP OF APPROVAL APPROVED

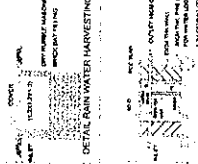
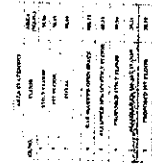
Signature of Approving Authority



PROPOSED SITE

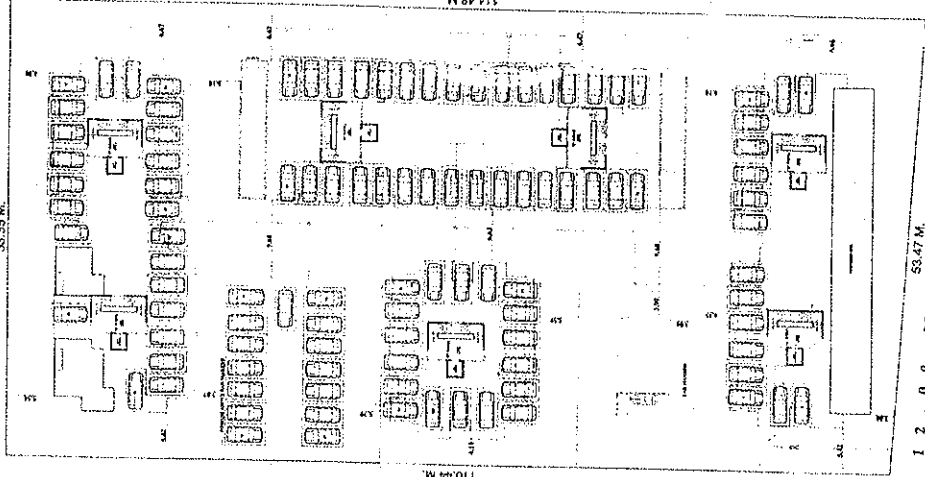


LOCATION PLAN



DETAIL OF RAIN WATER HARVESTING

ADI, CIDCO 53.35 M.



ADJ.S.NO.9847/B FINAL LAYOUT

ADI.P.NO.4

1200 M. WIDE ROAD

NOTE (AS PER CLAUSE 11.19.3): 1. Plot Line: Thick Black 2. Building Street: Green 3. Fencing: Dotted 4. Drainage & Sewage Work: Red Dotted

REFERENCES: 1) REVISED APPROVED PLAN NO.CD/01, DATED-04.09.2020

Table with 3 columns: SR. NO., AREA STATEMENTS, AREA (SQ.M)

Table with 3 columns: SR. NO., AREA STATEMENTS, AREA (SQ.M)

Certificate of A.P.R. Certified that the plan number reference was reviewed by me & Owner and the dimensions of area etc. of plot stated on plan are as mentioned on site and the area is verified on site with the area as mentioned in the plan. I, the undersigned, T.P. Scheme Recorder/ Land Record Department/ Jay Shreey record.

Signature Ar. Sagar A. Kabre

Owner's Declaration - I, the undersigned, as a person responsible person as to ensure that the plan number reference was reviewed by me & Owner and the dimensions of area etc. of plot stated on plan are as mentioned on site and the area is verified on site with the area as mentioned in the plan. I, the undersigned, T.P. Scheme Recorder/ Land Record Department/ Jay Shreey record.

Signature Ar. Sagar A. Kabre

Signature Ar. Sagar A. Kabre

Signature Ar. Sagar A. Kabre

ARCHITECT SIGN STRUC.ENG.SIGN OWNER SIGN AR. SAGAR A. KABRE KABRE CONSULTANTS ARCHITECT, INTERIOR DESIGNER, S-56 SAHAYADRI HOUSE, MICO CIRCLE, NASHIK

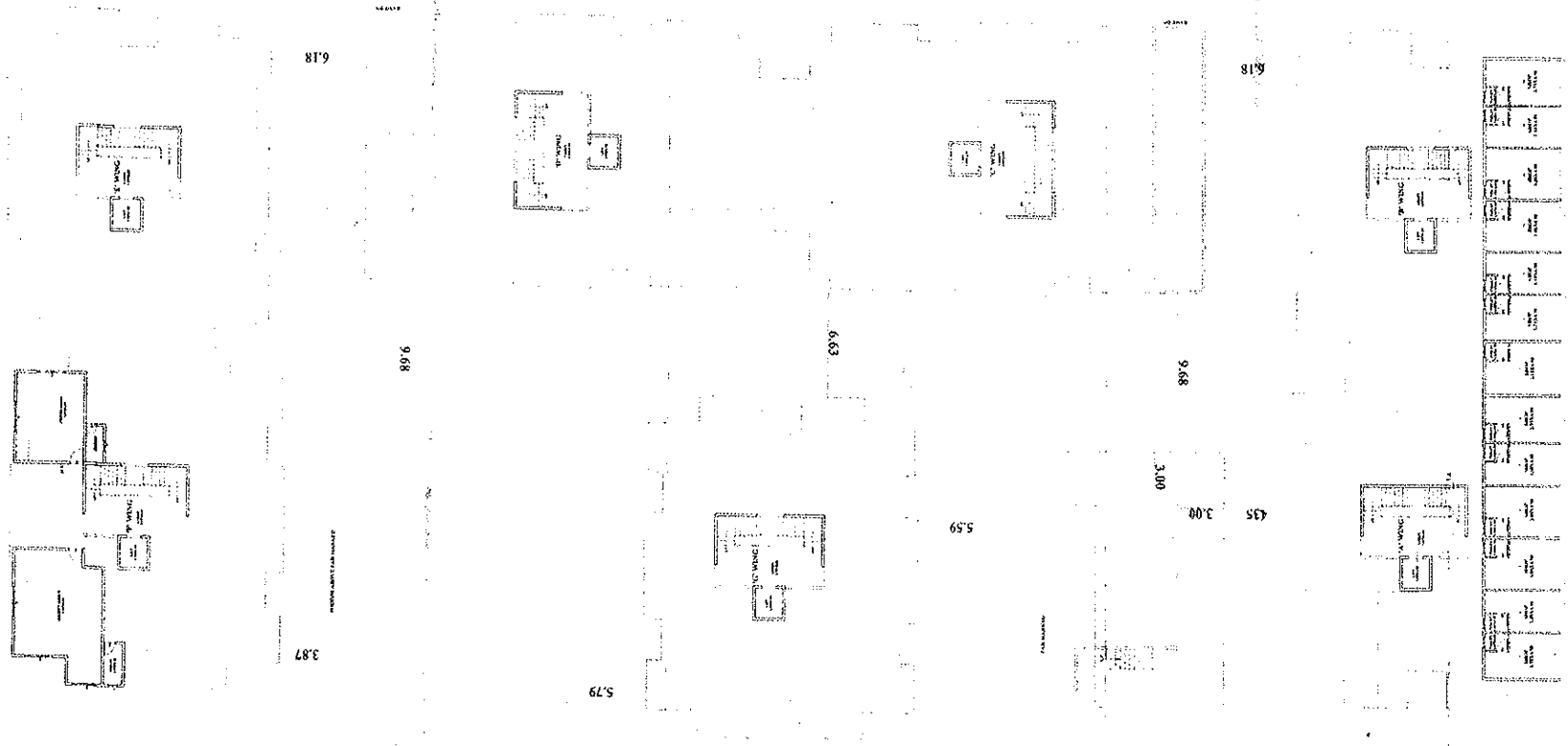
४४४-४
 (६०४/२०२३)
 ०५ — ०२



REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 3, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 2

STAMP OF APPROVAL
APPROVED
 The Project has been approved in accordance with the provisions of the Maharashtra Building Act, 1962.
 Date: 10/02/2023
 Joint Registrar, Nashik



OWNER'S FLOOR PLAN
 SCALE: 1:100

[Handwritten initials and signatures]

ARCHITECT: MGN STRENGTHENING OWNER: SICA
KABRE CONSULTANTS
 AR. SAGAR A. KABRE
 ARCHITECT, INTERIOR DESIGNER,
 S-56 SANAYADRI HOUSE, MICO CIRCLE, NASHIK

नशिक - ४
 वस. क्र. (2023) / 2023
 157



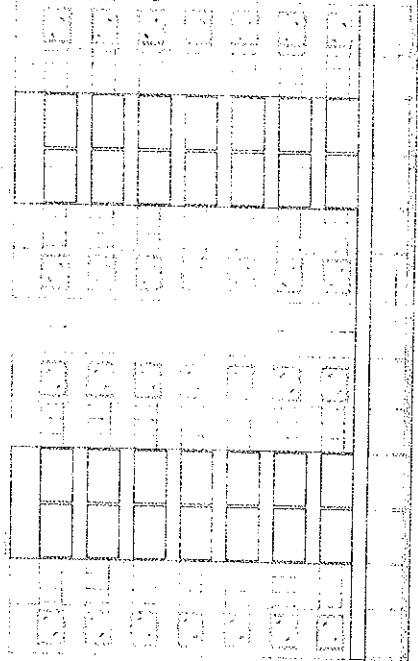
REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

Drawing
 Sheet
 No.: 4

STAMP OF APPROVAL

APPROVED

By: *[Signature]*
 For: *[Signature]*
 Date: *[Signature]*



SCALE 1:100

PARKING STATEMENT (AS PER TABLE NO. 8B)

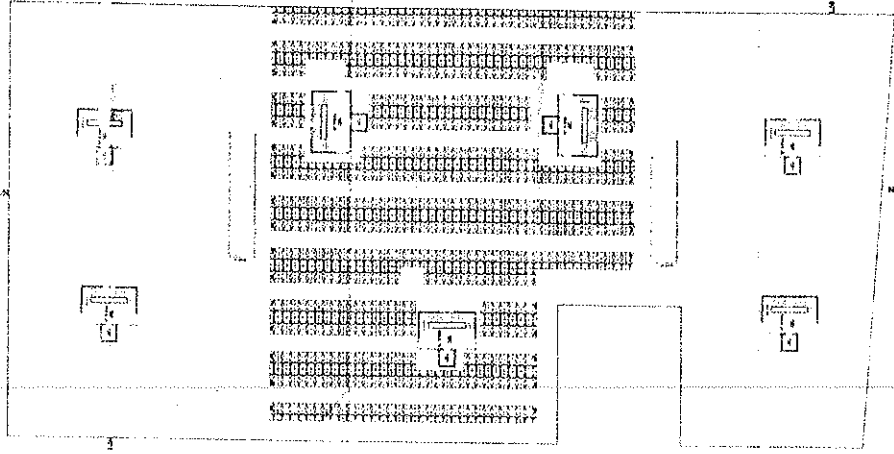
NO	TYPE	REQUIRED		PROVIDED	
		FLAT	CAR	FLAT	CAR
40.00 TO 90.00	Res	196	98	196	98
Sum				196	98
4-55 VISITORS				1.80	24.50
COMMERCIAL / Miscanble		177.46	3.55	10.65	105
TOTAL		108.45	106.15	217.45	583
FOR NASHIK NMC (0.50)		96	473		

Form of Statement 3
(Sr. No. 9 (B))
(Commercial)

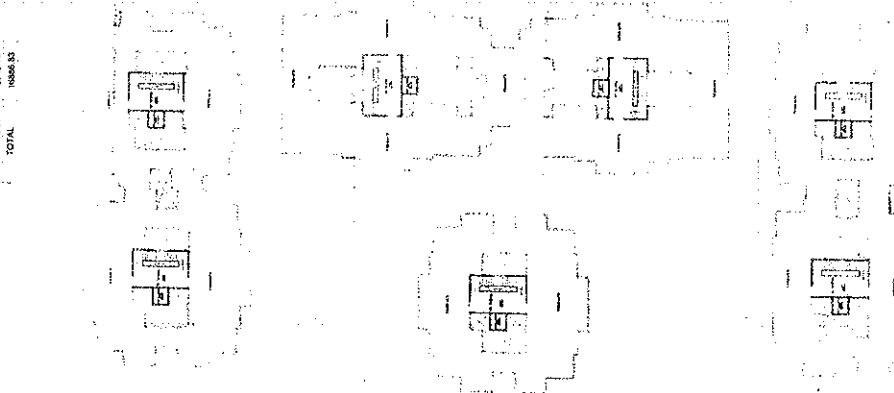
S.No.	NO. OF FLOOR	LEVEL	AREA SQ.M.	NO. OF CARPET SQ.M.	TOTAL
1	1	1st	123	123	123
2	1	2nd	123	123	123
3	1	3rd	123	123	123
4	1	4th	123	123	123
5	1	5th	123	123	123
6	1	TOTAL	123	123	123

Form of Statement 2
(to be printed on plan)
(Sr. No. 9 (a))
Proposed Building

Flooring	Area Sq. M.	Flooring	Area Sq. M.	Total
GROUND FLOOR	4891	1st	2342.45	7233.45
1ST FLOOR	2342.45	2nd	2342.45	4684.90
2ND FLOOR	2342.45	3rd	2342.45	7027.35
3RD FLOOR	2342.45	4th	2342.45	9369.80
4TH FLOOR	2342.45	5th	2342.45	11712.25
5TH FLOOR	2342.45	6th	2342.45	14054.70
6TH FLOOR	2342.45	7th	2342.45	16397.15
TOTAL	16863.30			16863.30



1200 M WIDE ROAD
 PARKING PLAN
 SCALE 1:500



TRACED FLOOR PLAN
 SCALE 1:500

ARCHITECT SIGN: *[Signature]* STRUCKING SIGN: *[Signature]*
 ARCHITECT SIGN: *[Signature]* STRUCKING SIGN: *[Signature]*
KABRE CONSULTANTS
 AR. SAGAR A. KABRE
 ARCHITECT, INTERIOR DESIGNER,
 S-56 SAHAYADRI HOUSE, MICO CIRCLE, NASHIK



नशिक-४
वर्ग क्र. (२२२९/२०२३)
५३ — ६६

REVISED RESIDENTIAL CUM
 COMMERCIAL BUILDING PLAN
 ON PLOT NO 5, S.NO. 984/2/A,
 AT NASHIK

WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000

WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000

WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000

WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000

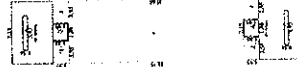
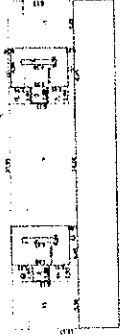
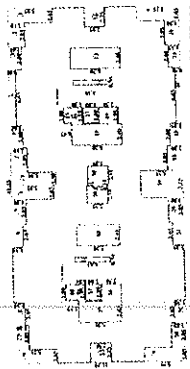
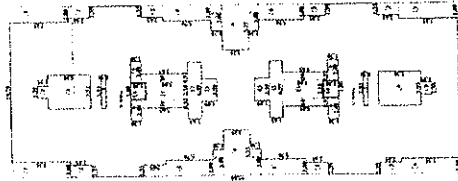


Table of Structural Members (Reinforcement)

Member	Location	Material	Quantity
Column	Ground Floor	40mm dia	10
Column	First Floor	40mm dia	10
Column	Second Floor	40mm dia	10
Column	Third Floor	40mm dia	10
Column	Roof	40mm dia	10
Beam	Ground Floor	12mm dia	100
Beam	First Floor	12mm dia	100
Beam	Second Floor	12mm dia	100
Beam	Third Floor	12mm dia	100
Beam	Roof	12mm dia	100
Slab	Ground Floor	12mm dia	100
Slab	First Floor	12mm dia	100
Slab	Second Floor	12mm dia	100
Slab	Third Floor	12mm dia	100
Slab	Roof	12mm dia	100



AREA DIAGRAM
GROUND FLOOR
SCALE 1:200



AREA DIAGRAM
TYPICAL FLOOR
SCALE 1:200

WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000




WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000

WATER AREA STATEMENT:

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	TOTAL
GROUND FLOOR	10	1000	1000
FIRST FLOOR	10	1000	2000
SECOND FLOOR	10	1000	3000
THIRD FLOOR	10	1000	4000
ROOF	10	1000	5000
TOTAL	50	5000	5000

STAMP OF APPROVAL
 APPROVED
 ARCHITECT
 ARCHITECT'S SIGNATURE
 ARCHITECT'S NAME
 ARCHITECT'S ADDRESS
 ARCHITECT'S CONTACT NO.

ARCHITECT SIGN:  STRUC ENGL SIGN:  OWNER SIGN: 
KABRE CONSULTANTS
AR. SAGAR A. KABRE
 ARCHITECT, INTERIOR DESIGNER,
 9-56 SAHAYADRI HOUSE, MICO CIRCLE, NASHIK.

४२२१-४
४२२१ प्र. (२३२२/२०२३)
५५ — ६३



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 :
P51600033635

Project: **ROONGTA FLORENZA APARTMENT**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 5 OF S NO 984/2/A at Nashik, Nashik, 422009**;

1. **Roongta Homes Llp** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422009**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **02/03/2022** and ending with **31/12/2024** 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

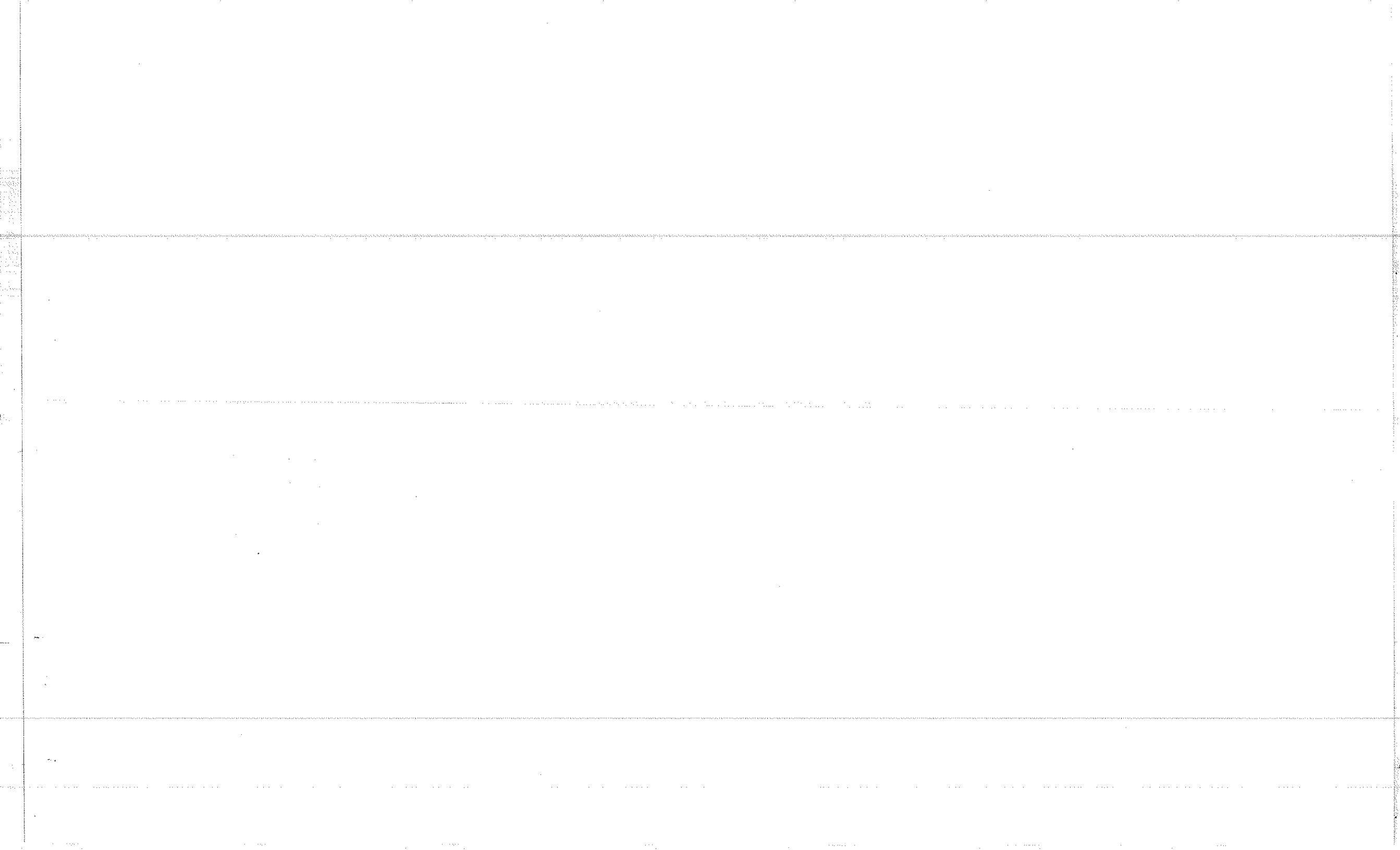
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasanpremanand Prabhu
(Secretary, Maharashtra)
Date: 02-03-2022 13:35:47

Dated: 02/03/2022

Place: Mumbai

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



घोषणापत्र / शपथपत्र

मी / आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्त एवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेखशोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असुन **नॉटरीस खात्री** करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेमुळे अर्थसंस्थाने बँके / आम्ही दस्तातील मिळकतीचे मालक / वारसहक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्य झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहारपुर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

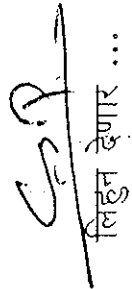
सदर दस्त ऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैद्यता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

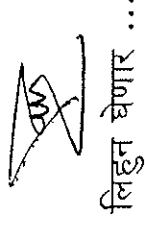
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्चन्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

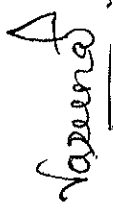
नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे / मा. उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्त ऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्त ऐवजाची वैधता तपासली ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकतीं विषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमीलावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदी नुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.


लिहून देणार ...


लिहून घेणार ...


Notary

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

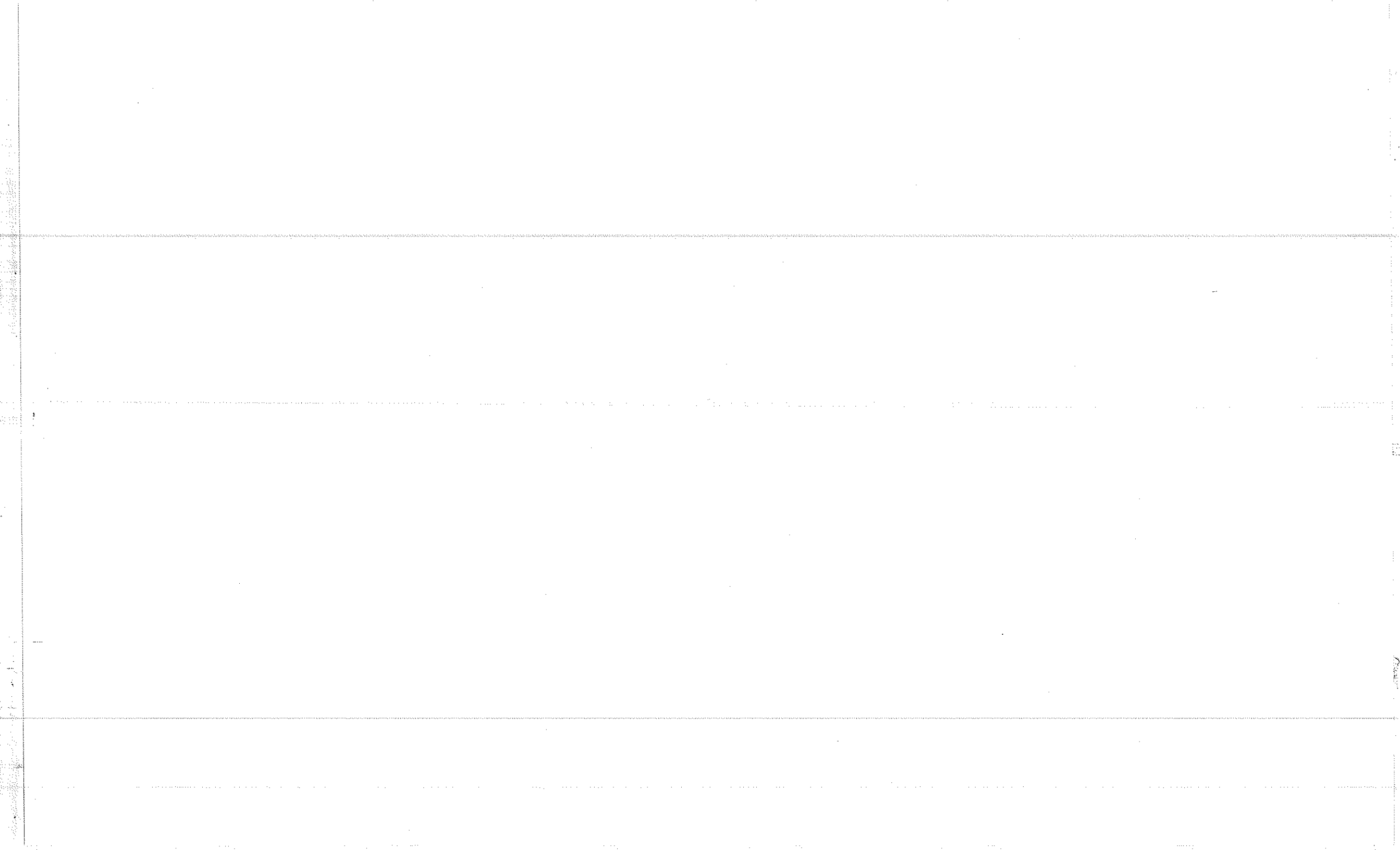
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		17 July 2023, 01:15:36 PM	
Valuation ID	202307172548	नसलः	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	नाशिक		
मूल्य विभाग	तालुका : नाशिक		
उप मूल्य विभाग	1,3,12-उंटवाडी रस्त्यापासुन पुर्वेकडे जाणारा 18 मी रूंद रस्त्याच्या दक्षिणेकडील अंतर्गत रहिवास व तत्सम विभागातील मिळकती		
क्षेत्राचे नाव	Nashik Municipal Corporation सव्हे नंबर/ल. भू. क्रमांक : सव्हे नंबर#984		
वार्षिक मूल्य दर तक्त्यानुसार मूल्य दर रु.	कार्यालय	दुकाने	ओद्योगिक
खुली जमीन	39790	43250	0
12(11)	निवासी सदनिका	मोजमानाचे एकक चौ मीटर	
बांधीव क्षेत्राची माहिती	62.205चौ मीटर	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	0 TO 2वर्षे	बांधकामाचा दर-
बांधकामाचे वर्गीकरण-	आहे	1st To 4th Floor	कार्पेट क्षेत्र-
उंटवाहन सुविधा -			बांधीव Rs 242100/- 56.55चौ मीटर
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.(02/01/2018			
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.34600/-		
घसा-थानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((बाँकिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-थानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((34600-12100) * (100 / 100)) + 12100) = Rs.34600/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 34600 * 62.205 = Rs.2152293/-		
B) लगतच्या गट्टीचे/खुली बाळकनी क्षेत्र	6.8चौ मीटर		
लगतच्या गट्टीचे/खुली बाळकनी मूल्य	= 6.8 * (34600 * 40/100) = Rs.94112/-		
Applicable Rates	= 3, 9, 18, 19, 14		
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य : तळपराचे मूल्य : मॅकेनाईज मजला क्षेत्र मूल्य : लगतच्या गट्टीचे मूल्य/खुली बाळकनी) वरील गट्टीचे मूल्य : बँकिसत वाहन तळाचे मूल्य : खुल्या जमिनीवरील वाहन तळाचे मूल्य : इमारती भोवतीच्या खुल्या जागेचे मूल्य : बँकिसत बाळकनी स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2152293 + 0 + 0 + 0 + 0 + 94112 + 0 + 0 + 0 + 0 + 0 = Rs.2246405/- = - बावीस लाख सेहचाळीस हजार चार शे पाच /-		



दस्तावेज क्र. (2391E/2023)

पुस - ४३

Home Page



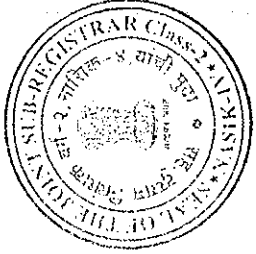
GRN : MH005279998202324E Amount : 2,84,000.00

Bank : IDBI BANK

Date : 17/07/2023-11:09:51

2	(IS)-341-8329	0002726622202324	17/07/2023-13:51:41	IGR314	254000.00
Total Defacement Amount					2,84,000.00

कराज - ४
करा क्र. (८०४ / २०२३)
०० - ०४



११११-४
दस्तावेज क्र. (क३३२२/२०२३)
६३ - ६३

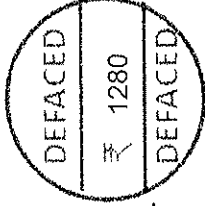


Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0807202302113 Receipt Date 17/07/2023

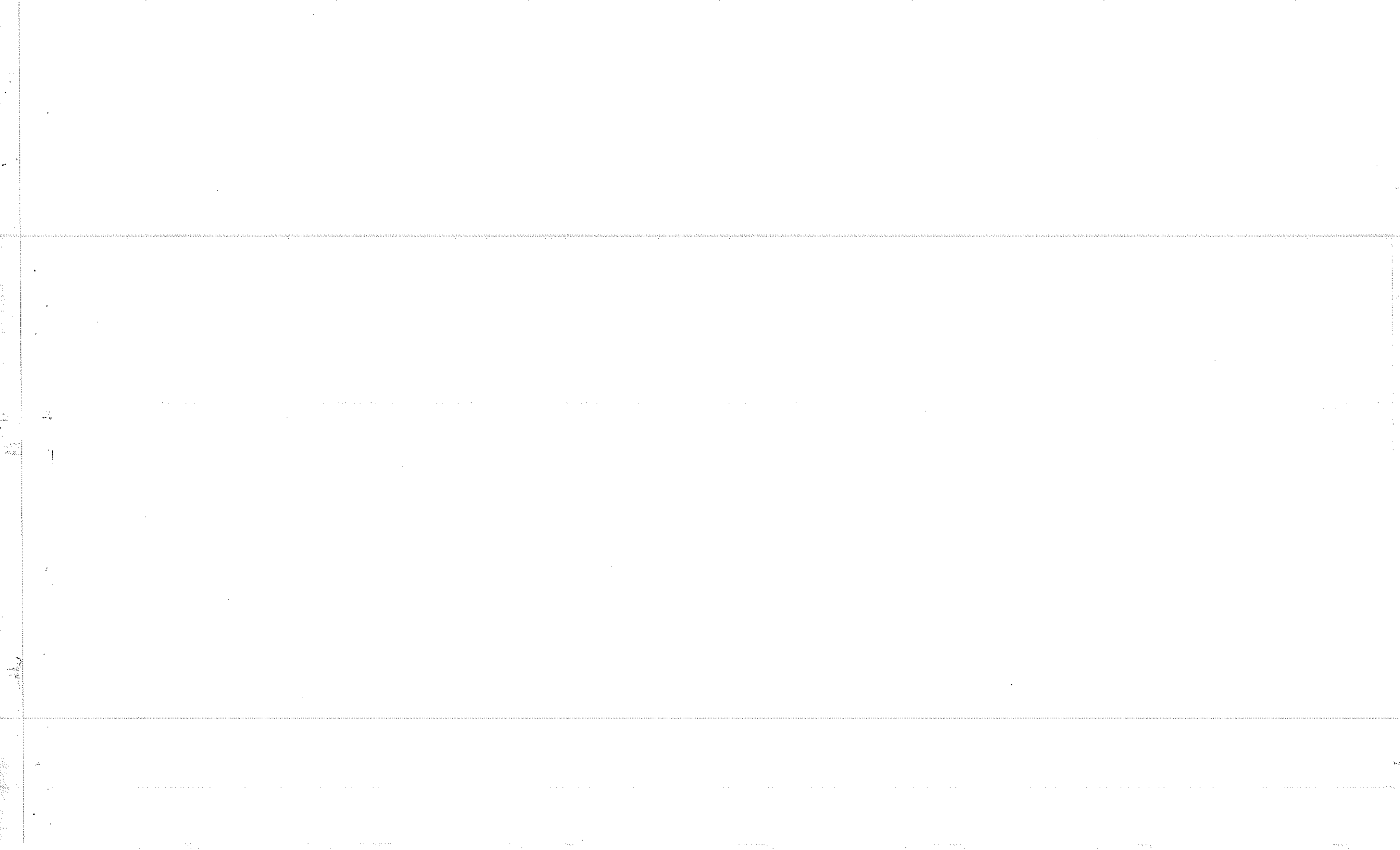
Received from SELF, Mobile number 8983191399, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered on Document No. 8329 dated 17/07/2023 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.



Payment Details

Bank Name	IBKL	Payment Date	08/07/2023
Bank CIN	10004152023070801981	REF No.	2844927154
Deface No	0807202302113D	Deface Date	17/07/2023

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



341/8329

सोमवार, 17 जुलै 2023 1:52 म.नं.

दस्त गोषवारा भाग-1

नमन4

दस्त क्रमांक: 8329/2023

82-83

दस्त क्रमांक: नमन4 /8329/2023

वाजार मूल्य: रु. 21,48,000/-

भरग्येचे मुद्रांक शुल्क: रु.2,54,000/-

दु. नि. मह. दु. नि. नमन4 यांचे कार्यालयाने

अ. क्र. 8329 बर दि.17-07-2023

रोजी 1:49 म.नं. वा. हजर केला.

मोबदला: रु. 42,32,700/-

पावती:10503

पावती दिनांक: 17/07/2023

सादरकरणाचे नाव: दीपक ज्ञानदेव भालेराव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 64

दस्त हजर करणाऱ्याची मही:

एकुण: 31280.00

Joint Sub Registrar Office - 2
स.ह. दुधम विस्तारमंडळ - २

ताशिल्ल-४.

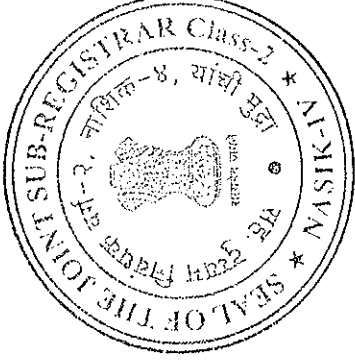
दस्ताचा प्रकार: ऑनलाईन टु मेल

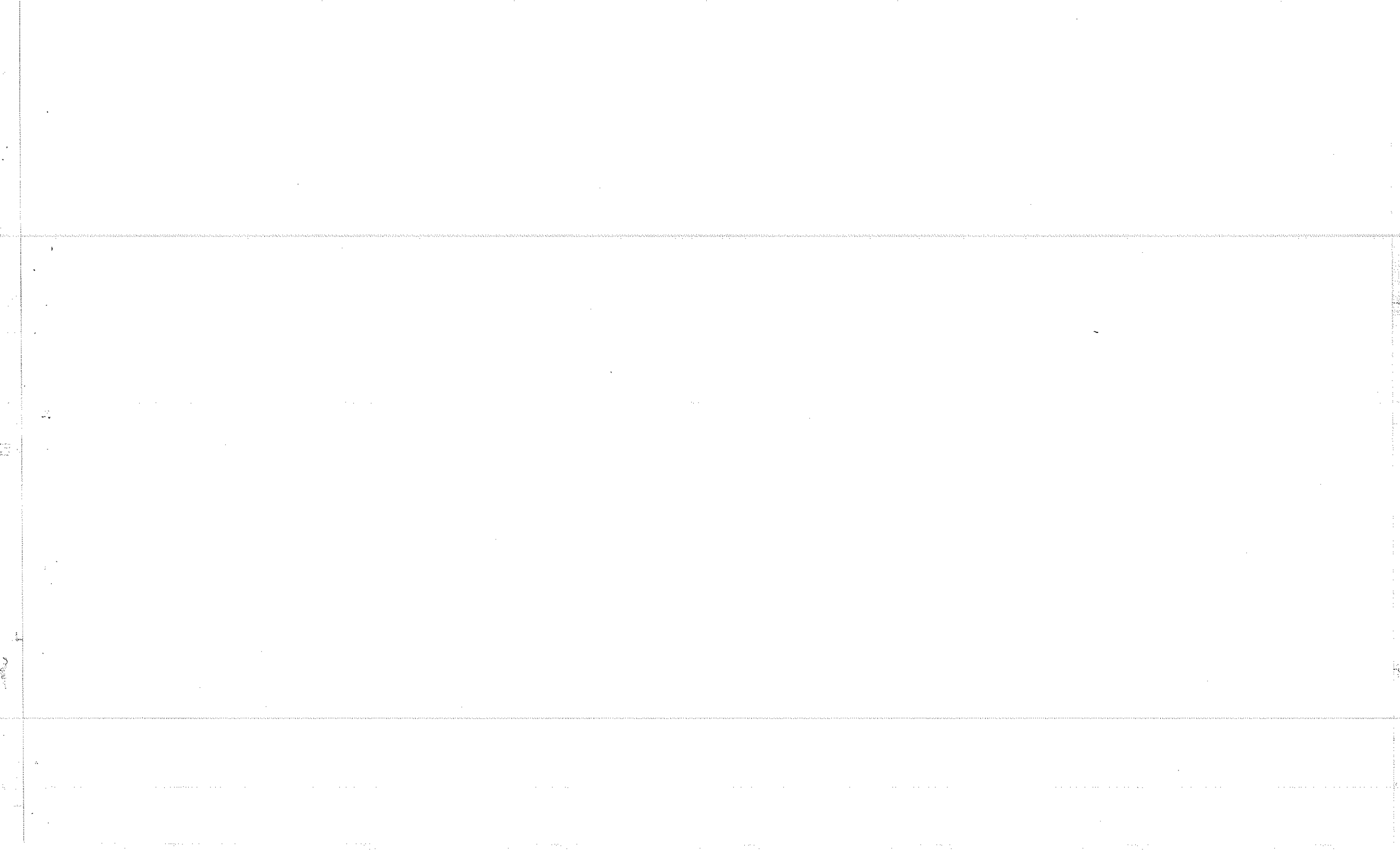
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वेत) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 17 / 07 / 2023 01 : 49 : 04 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 17 / 07 / 2023 01 : 50 : 30 PM ची वेळ: (फी)

Joint Sub Registrar Office - 2
स.ह. दुधम विस्तारमंडळ - २
ताशिल्ल-४.







17/07/2023 1 55:49 PM

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेज क्रमांक: 8329/2023

दस्तावेज क्रमांक: 8329/2023

दस्तावेज क्रमांक: 8329/2023

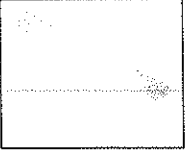
पक्षकाराचा प्रकार

अनु क्र.

1 नाव: रंजिता होमस एन्ड प्रॉपर्टी डेव्हलपर्स प्रा. लि. अखिल नवित रंगटा नॉर्क बि.यु. वय :- 38
श्री. चेतन सुरेश पटवर्गी
पत्ता: प्लॉट नं. - 5, माळा नं. - 2, इमारतीचे नाव: श्री निरुमाला
आशिवर्दि अपार्टमेंट, ब्लॉक नं. गेंडेनगर रोड, गेंडे नं. नाशिक,
महाराष्ट्र, पिन: 431001.



दस्तावेजाचा प्रकार



2 नाव: दीपक ज्ञानदेव भोलेराव पना: प्लॉट नं. 5, विल्डिंग डी-2, माळा नं: केएमएफ कॉलनी, एमबीओ कॉलनी जवळ, इमारतीचे नाव: प्लॉट नं. आरगल 3, नागववाडी, कावळे नॉर्क महाड, गेंडे नं: रायगड, महाराष्ट्र, पिन नं: 431001.



3 नाव: रंजिता दीपक भालेराव पना: प्लॉट नं. 5, विल्डिंग डी-2, माळा नं: - 2, इमारतीचे नाव: - ब्लॉक नं. - 2, गेंडे नं: केएमएफ कॉलनी, एमबीओ कॉलनी जवळ, प्लॉट नं. आरगल 3, नागववाडी, कावळे नॉर्क महाड, गेंडे नं: रायगड, महाराष्ट्र, पिन नं: 431001.



वर्गीय दस्तावेजाचे कर्तव्य देणार न्यायकीय अंतीमेट टू मेल चा दस्तऐवज कर्तव्य देण्याचे कर्तव्य करून घ्यावे.

अंतीमेट टू मेल

दस्तावेज क्रमांक: 8329/2023 01 : 53 : 53 PM

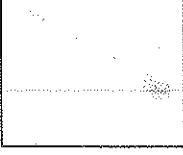
दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

पक्षकाराचा प्रकार

1 नाव: अशोक विलास महापट्टे वय: 42
पत्ता: नाशिक जिल्हा न्यायालय
पिन नं: 422002



दस्तावेजाचा प्रकार



शुद्धी क्र. 4 ची वेळ: 17 / 07 / 2023 01 : 54 : 34 PM

सह. मुख्य अधिकारी कार्यालय - 8

पक्षकाराचा प्रकार

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ROONGTA HOMES LLP	eChallan	69103332023071710943	MH005279998202324E	254000.00	प्रमाणित करण्यात आले आहे	0807276622202324	17/07/2023
2		DHC		0807202302113	1280	RF	0807202302413D	17/07/2023
3	ROONGTA HOMES LLP	eChallan	69103332023071710943	MH005279998202324E	30000	प्रमाणित करण्यात आले आहे	0807276622202324	17/07/2023

सह. मुख्य अधिकारी कार्यालय - 8

पक्षकाराचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

सह. मुख्य अधिकारी कार्यालय - 8

पक्षकाराचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

दस्तावेजाचा प्रकार :- अंतीमेट टू मेल

दस्तावेजाचा प्रकार

दस्तावेज क्रमांक: 8329/2023

Know Your Rights as Registrants

For feedback, please write to us at feedback.isaria@gmail.com

सह. मुख्य अधिकारी कार्यालय - 8

8329 /2023

