



28/02/2017

सूची क्र.2

दुय्यम निबंधक ; दु.नि. नाशिक 1

दस्त क्रमांक : 1208/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) नाशिक शहर

(1) विलेखाचा प्रकार,	झीड ऑफ अपार्टमेंट
(2) मोबदला	2300000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	1700000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मिडको येथील सेक्टर एसएसडी, नेवरहूड, श्रावण यातील प्लॉट नं. 21 ते 28 वरील श्री रुद्रा रेसिडेन्सी वी विंग या इमारतीतील सहाय्या मजल्यावरील सदनिका नं. श्री -22 यासी कार्पेट क्षेत्र 57.00 चौ.मी. ((Plot Number : 21 to 28 ; SECTOR NUMBER : Sector SSD NH Shrawan ;))
(5) क्षेत्रफळ	1) 57.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री रुद्रा इन्फ्रा अँड कंस्ट्रु प्रा. लि. तर्फे संचालक राहुल नंदकुमार मालपाणी वय:-35; पत्ता:-, -, -, -, सिडको, नाशिक, फीडको कॉलनी (णास्:ईक), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-AARCS9110K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-1 सागर आत्माराम भिसे वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- विजय नगर देवळाळी कॅम्प नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422101 पॅन नं:-AVFPB3895E 2): नाव:-2 उज्ज्वला सागर भिसे वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- विजय नगर देवळाळी कॅम्प नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422101 पॅन नं:-BXXPD3692N
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	1208/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क ;	100
(14) शेरा	

नोंदणी नंतरची प्रथम
सूची क्र. II प्रत
अरसल वर हुकुम नकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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



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Govt. Valuation- 17,00,000 /-
Consideration- 23,00,000 /-

Stamp of Rs. 1,38,000/- is paid at the time of agreement of sale which is registered at serial No.571 on 25/01/2017 NASAN-1.

DEED OF APARTMENT

THIS DEED OF APARTMENT is made at Nashik this
.....28th..... day of February 2017.

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Between

SHRI RUDRA INFRA AND CONSTRO PVT.LTD a Company duly incorporated under the Companies Act having its office at "Anjaneya" Plot No.34, Sector SSD, NH-Shrawan, Behind Raje Sambhaji Krida Sankul, Cidco, New Nashik - 09. Plot No. 253 2373177. through its **DIRECTOR MR. RAHUL NANDKUMAR MALPANI, Age 35 Years, Occupation Business, R/o. Nashik, PAN AARCS9110K** Hereinafter referred to as the "**VENDOR / DEVELOPER / PROMOTER**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, executors, administrators, assigns, etc.) of the **FIRST PART**.

And

MR.SAGAR ATMARAM BHISE, Age-28 Years, Occupation - Service, AND MRS.UJJWALA SAGAR BHISE, Age-27 Years, Occupation -Service ,Both Resi. Add.- B-34, New Panchmoti Society ,Vijay Nagar, Deolali Camp, Nashik.
PAN NO AVFPB3895E
PAN NO BXXPD3692N

hereinafter referred to as the "**PURCHASER**" (which term shall unless contrary or repugnant to the context mean and include its heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS By Lease Deed dated 17/3/2012 made between CIDCO (therein called "the lessors") of the one part and **Maruti Edible Oils and Foods Pvt. Ltd.** through its Director (therein called the "Lessee") of the other part registered in the Books of CIDCO at New Nashik under Sr. No. NSN 3-02820/2012 and Lease Deed Dated 02/04/2013 made between CIDCO (therein called "the lessors") of the one part and **Shri Rudra Infra & Constro Pvt. Ltd.** through its Director (therein called the "Lessee") of the other part registered in the Books of CIDCO at New Nashik under Sr. No. NSN 5- 4085/2013 for the consideration therein mentioned, **ALL THAT** piece or parcel of vacant land situate at Plot No. 21 to 28, Sector SSD, Neighborhood, Shrawan, at New Nashik CIDCO - 09 containing by admeasurements **2109.90 Sq. mtr** be the same a little more or less bounded according to the Indenture of Lease and more particularly described in the **Schedule I** written hereunder (**the said**

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property) which said premises with their appurtenances were demised, and leased by the Lessor to the Lessee its successors for and during and until the full end and term of years more particularly mentioned therein fully to be completed and ended under and subject to the covenants and conditions in the reciting Indenture of Lease contained and on the part of the Lessee its successors to be observed and performed.

AND WHEREAS the vendor has acquired the leasehold rights from Maruti Edible Oils & Foods Pvt. Ltd. by Deed of Assignment Dated 31/8/2012 which is duly registered at the office of Sub Registrar, Nashik at **Sr. No. NSN 1 - 07983** and Dated 31/8/2012 which is duly registered at the office of Sub Registrar, Nashik at **Sr. No. NSN 1 - 07984** since then the vendor is in actual possession and enjoyment of the said property with absolute and exclusive rights, title and interest therein. The permission for aforesaid transfer was granted by CIDCO to Maruti Edible Oils and Foods Pvt. Ltd. vide their letter No CIDCO/ADM/NSK/NO 798 dated 10/8/2012 and letter No CIDCO/ADM/NSK/NO 800 dated 10/8/2012.

AND WHEREAS pursuant to the aforesaid deed of Assignment, CIDCO vide its letter No CIDCO/ADM/NSK/NO 866 dated 4/9/2012 **AND** letter No CIDCO/ADM/NSK /NO 867 dated 4/9/2012 issued the Plot Transfer order in favour of Vendor.

AND WHEREAS the vendor has decided to develop the said Land by constructing **Residential Apartment scheme** in the name of "**SHREE RUDRA RESIDENCY 'A' AND 'B' -WING**"

AND WHEREAS Pursuant to the clear & marketable Leasehold rights of the Vendor to the said plots, the plan for construction of residential row houses, vide commencement certificate NO. **BP/NSK/ADM/2013/82** dated **28/05/2013** is duly approved by the Associate Planner & Administrator CIDCO, New Nashik, and as per the building plan the Developer has commenced the construction on the said property and proposes to construct Residential Flat scheme in the name of "**SHREE RUDRA RESIDENCY APARTMENTS 'A' WING and 'B'-WING**".

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AND WHEREAS the construction on the said property commenced as per the said Flat plan using all materials such as fine quality sand, & burnt brick, CEMENT - 50 grade cement, CONCRETE - M 20 concrete, STEEL - TMT bars tested steel, WATERPROOFING - brick bat coba for roof terrace, plus waterproofing chemicals PD proof plasticizers, brick bat coba, PLASTER - outer 2 quote plaster, inner 1 quote baking plaster 1:4 to 1:6 & p.o.p finished walls, RCC based on earthquake based as per IS standards, CONCRETE AND BRICK JOINT - chicken mesh, WALL SIZE - outer 6 inches, inner 4 inches. PAINT - External 100% Acrylic & Internal - Intouch Emulsion.

AND WHEREAS In accordance with the plans approved by the Associate Planner & Administrator CIDCO, New Nashik, the Vendor has completed the construction of the said Flat said certificate of the completion of the work of construction in accordance with the plans is granted to the said Flats by the Associate Planner & Administrator CIDCO, New Nashik, vide **Occupancy certificate NO. BP(NT)/NSK/ADM/2015/377 dated 07/07/2015** for **Residential Apartment scheme** in the name of **"SHREE RUDRA RESIDENCY APARTMENTS 'A' WING and 'B'-WING"** Vide occupancy Certificate, it is certified to be heritable and hence, the said property is a fit property, over which, an Apartment scheme, as contemplated under the said Act and said Rules, can be declared consisting of residential Flat premises. FSI as being evident from the occupancy certificate, is consumed by the Grantor Developer.

AND WHEREAS Upon completion of the construction of the Flat Scheme and apartment in all respects, the Vendor has submitted the said Flat Scheme known as **"SHREE RUDRA RESIDENCY APARTMENTS 'A' WING and 'B'-WING"** (the said Apartment) to the provisions of Maharashtra Apartment Ownership Act, vide **Declaration dated 17/02/2016** as required under rule 3 of the Maharashtra Apartment Ownership Rules, 1972 and lodged the same for registration under **SL. No.Nasan-1-1354-2016 Dated 17/02/2016** with the CIDCO office.

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AND WHEREAS The said "SHREE RUDRA RESIDENCY APARTMENTS 'A' WING and 'B'-WING" consists of 49 nos. residential Flat Scheme and in the meanwhile, the Vendor has agreed to sell the said residential Flat Schemeto different purchasers, subject to all the contents, and writings and terms and conditions put forth by CIDCO as well as all the contents, and writings of the declaration remained obligatory on the purchaser.

AND WHEREAS Accordingly, the Purchaser approached to the Vendor with a request to purchase from the Vendor the Flat No **B-22** admeasuring **57.00 sq mtr.** carpet area only in the sixth floor in the said "SHREE RUDRA RESIDENCY APARTMENTS 'B' WING AND WHEREAS accordingly, the Purchaser has inspected and satisfied himself about the said Flat Scheme premises, about the correctness of the area of the said Flat Scheme and about the quality of construction work and specifications/amenities provided therein. The purchaser is satisfied about brick work, cement, concrete, and plaster work, wall size, and water proofing work, tiles, sanitaris and bath equipments, electricity fittings and water connections etc. and certify that the same are as per standards without any defects or damage. The purchaser also certifies that there is no leakage and all connections are as per specifications having quality products.

AND WHEREAS The Purchaser has also inspected and satisfied about the plans, specifications of the Flat Scheme Apartment and a copy of the floor plans of the said Flat Scheme Apartment filed under rule 3 of the Maharashtra Apartment Ownership Rules. Accordingly, the purchaser has inspected and satisfied about the title of the Vendor as well as all the documents as required by law and certify to have received all the documents of title. Upon inspection thereof, the Purchaser declared no complaint about any of the above issue. The Purchaser has accepted that the said Flat Scheme is having no dispute or demur as well as no damage or defect in any matter whatsoever.

AND WHEREAS The purchaser has confirmed that no amount is ever paid to the Vendor in cash and in case any amount was paid in cash it was never paid in excess of amount of consideration agreed herein and no such dispute can be raised about any excess amount of consideration or any amount lying with Vendor. The purchaser has confirmed that there is no amount remained balance or remained paid on any account or remained in the hands of

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AND WHEREAS accordingly, the Purchaser agreed to purchase from the Vendor and Vendor agreed to sale the said Residential Flat Scheme apartment Flat no.B-22 on Sixth floor of said building, along with an undivided share of interest as described **AND WHEREAS** the price of the said **Flat B-22** premises is fixed at lump sum amount of Rs. 23,00,000/- (Rs. Twenty Three Lakhs only) by the parties to the document. The parties to the document admit and confirm that the amount of consideration agreed between them is fair, proper and reasonable and the same is in accordance with the rates prevailing in the market.

AND WHEREAS the said sum have been received by the Vendor from the Purchaser with the give all payment of Rs. 23,00,000/- (Rs. Twenty Three Lakhs only) by various cheques in the following manner;

The Purchaser pay to the vendor the said amount of the consideration as per the schedule below :

- 1) Rs.1,00,000/- Received from the purchaser by Cheque No.381378 drawn on State Bank Of India Mumbai Naka Br.Dated 05/11/2016.
- 2) Rs.2,00,000/- Received from the purchaser by Cheque No.381380 drawn on State Bank Of India Mumbai Naka Br.Dated 09/12/2016.
- 3) Rs.20,00,000/- Received from the purchaser by UTR No.0340061821700065 From Corporation Bank ,Collage road, Nashik Dated 18/02/2017.

Rs.23,00,000/-

AND WHEREAS The actual, clear, physical, and peaceful possession of the said Flat Bearing No. B-22 in the above apartment is already delivered to the purchaser and the purchaser without any complaint or objection whatsoever, has duly accepted the same from the Vendor. The Purchaser has also satisfied himself about the amenities including connection of M.S.E.B. & Water connection provided therein and has no complaint about the same. The vendor is not

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responsible for any other / additional construction if made by the Purchaser.

AND WHEREAS due to the purchaser was in financial constrain and had requested to the Vendor that the final conveyance of the Flat Scheme shall be registered after they can adjust the amount of final conveyance, hence the present Deed of apartment is now executed and registered as per the request of the purchaser.

AND WHEREAS Hence, this Deed of Apartment is being executed in terms of the Maharashtra Apartment Ownership Act & Rules.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Lum sum of Rs. 23,00,000/- (Rs. Twenty Three Lakhs only), the Vendor hereby grants, transfers, conveys and assures unto the Purchaser ALL THAT the undivided shares or portion and the proprietary rights in Residential Flat Scheme Apartment Flat No. B-22 (B-Twenty Two) on Sixth floor and delineated on the plans thereof annexed, which said apartment is more particularly described in the **Second Schedule** and hereinafter referred to as the said Apartment TOGETHER WITH the undivided interest appurtenant to the said Apartment in the common areas and facilities.

2. As per drawing & approved plan for construction of residential Flat Scheme constructed vide **occupancy certificate No. BP(NT)/NSK/ADM/2015/377 Dated 07/07/2015**, is given in your possession on 09/07/2015 without any complaint or objection whatsoever.

3. The aforesaid amount of consideration includes the amount of consideration of the said apartment along with proportionate percentage of right in the common areas and facilities i.e. right of ownership as mentioned in the Declaration of Apartment registered at the office of Sub Registrar Nashik

3. The parties to the document admit and confirm that the amount of consideration as agreed between the parties is fixed with mutual consent of the parties towards the said apartment along with the proportionate right in the common areas.

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By virtue of this deed of apartment, the Purchaser become the absolute and exclusive owner of the said Flat Scheme as described in the second schedule written hereunder along with right in common areas and facilities as described in the Declaration of Apartment.

7. The Apartment conveyed hereunder is free from any defect in title and that the vendor has not subjected to any charge, by way of mortgage lease, lien, will etc.

8. The Vendor shall execute a Deed of Apartment of other apartments in the building in favor of the individual apartment owner and as such the entire said property as mentioned in the first schedule is deemed to have been owned by the "SHREE RUDRA RESIDENCY APARTMENTS 'A' WING and 'B'-WING".

9. The purchaser shall enjoy the ownership and possession of the said Flat Scheme/ Apartment conveyed hereunder as absolute and exclusive owner without any disturbance or obstructions, subject to the regular maintenance of the Flat Scheme at its own costs, and subject to the provisions of the Maharashtra Apartment Ownership Act, the said Declaration and the bye-laws of the condominium and rules and regulations.

10. That the Purchaser has received the copy of Declaration of Apartment and has read and understood the contents therein. The Purchaser agrees to abide by all the terms and conditions as mentioned in the bye laws of the Apartment and agrees to enjoy the said apartment along with the other apartment owners in the manner as mentioned in the Declaration of Apartment.

11. All the rates, taxes etc become payable in respect of the Apartment to the Government, Municipal Corporation, and any other public or statutory authority now chargeable upon the same or which may hereafter become payable, will have to be paid and borne by the Purchaser only.

12. The Purchaser shall and may at all times hereafter peaceably and quietly enter upon, hold, occupy, possess and enjoy the said premises hereby granted, conveyed, transferred.

13. The Purchaser shall and will from time to time and all times hereafter do maintain and cause to be maintained the Apartment and keep the Apartment safe with immediate major or minor repairs for the better and more perfectly

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securing the said building, the apartments and every part thereof unto his use and the use of the other Apartment holders in proper manner.

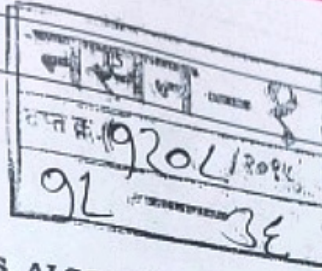
14. The entire expenses of this deed of Apartment is borne and paid by the Purchaser exclusively. The purchaser further agrees and undertakes to pay and bear the expenses, charges, if any, payable to the CIDCO for recording the name of the Purchaser in respect of said Flat Scheme/ Apartment and plots in the records of CIDCO.

15. The purchaser himself do hereby covenant with the vendor as follows:

a. To maintain the Flat Scheme at purchasers own cost in good tenantable repairs and conditions from the date possession is taken and shall not do or suffered to be done, anything in or around the building in which the Flat Scheme is situated, stair case, lift or any passage which may cause damage or which may be against rules, regulations and bye laws or against concerned local or other authority or change, alter or make any addition in or to the building, to the Flat Scheme itself or to any part thereof.

b. Not to store in the Flat Scheme any goods which are hazardous, combustible or dangerous nature or is so heavy so as to damage the construction or structure of building in or flat, or storing of which goods is objected by any apartment owner or by any concerned authority nor shall Purchaser carry or caused to be carried any heavy packings on upper floors which may cause damage or likely to cause damage to the stair case, common passage, lift or any other structure of the building, including entrance of the building in which the Flat Scheme is situated on account of negligence or default of the purchaser and the purchaser shall be liable for the consequences of such breach.

c. To carry at his own cost all internal repairs of the said Flat Scheme and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser and shall not do or suffered to be done anything to the Flat Scheme or building or to the premises and in the event of the purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible for the consequences thereof to the concerned local



26. **IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO** that the terrace space above the said building. If constructed by the Promoter at their discretion shall not be a common area out shall belong exclusively to the Promoter

a) It is specifically agreed between the Parties that even if the Association of all the units holders is formed and registered and conveyance completed the Promoter and the Consenting Party shall and will not be liable or required to pay any transfer fee, entrance fee, or any fee or charges under any head and also shall and will not be liable or required to contribute towards the common expenses or maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold Flat apartment. Also the allottees of such unit shall be liable to pay maintenance from the date of delivery of possession.

b) The Promoter shall be entitled to float F.S.I. of the Property in the present scheme to any other property and vice-versa if so permitted by the concerned authority. The Promoter shall also be entitled to use the FSI of the intern, at roads, road widening FSI, TDR, etc on the said building and or other buildings in the layout of the said project.

27. The Purchaser confirms that the Vendor has also complied with the terms and conditions of the Agreement between the Vendor and CIDCO and the Vendor has not committed any breach of the terms and conditions of the said agreement.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of Plot No. 21 to 28 , Sector SSD, Neighborhood, Shrawan, at New Nashik CIDCO 9 containing by admeasurements **2109.90 Sq mtr** Situated at CIDCO, Nashik, Taluka and District Nashik, within registration and sub Registration District of Nashik within registration and Corporation and Bounded as follows:

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On or Towards East By : Plot No.34

On or Towards West By : 11.0 mtr wide road

On or Towards South By : Garden Plot.

On or Towards North By : 9.0 mtr wide road

**SECOND SCHEDULE OF OWNERSHIP THE PROPERTY
AGREED TO BE TRANSFERED**

ALL THAT PIECE and parcel of constructed Residential Flat Scheme on the property as mentioned in the first schedule bearing Flat No.B-22 (Twenty Two) On Sixth Floor admeasuring 57.00 Sq. Mtrs. carpet area only in the Building named as "SHREE RUDRA RESIDENCY 'B' WING"

Bounded as follows:

On or Towards East By : Passage Lobby

On or Towards West By : Side Margin.

On or Towards South By : Side Margin.

On or Towards North By : Stair Case.

**THIRD SCHEDULE
BUILT UP AREA CALCULATION**

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Carpet area of Flat(A) X 35%=(B)+ (C) proportionate area of stair case area & Lobby area of building.

A X 35%=B +C is BUILT UP AREA

AMENITIES TO BE PROVIDED IN THE FLAT

- Earth quake resistant RCC frame structure.
- 6" thick B.B.M. for external walls and 4" thick B.B.M. for internal walls.
- Sand faced plaster for external walls and neeru finish cement plaster for internal walls.
- 16 x 16 Ft. Ceramic tiles flooring in all rooms.
- Aluminum sliding windows with mosquito net.
- Kitchen platform with stainless steel sink with Marble top.
- Dado upto 7 Ft. height in toilet and 4 Ft.height kitchen otta
- Concealed plumbing & concealed electrification.
- Each room will have two light points, one fan point, one half point, one power point in kitchen, toilet/bath. One telephone point and one TV point in hall. One aqua guard point in kitchen.
- Lift facility for building.
- Neeru finish plaster for internal walls with acrylic oil bound distemper.
- Outside walls having acrylic paint

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- Main door laminated / veneer finished with good quality fittings and other water proof flush doors with good quality oil paint.

COMMON AREAS AND FACILITIES

a. COMMON AREAS

- The land under the buildings
- The footings, RCC structures and main walls of the buildings
- staircase columns and lift as with lift room in the building/s
- common sulage/drainage, water, electrical lines, power backup
- common ground water storage tank and overhead tank
- electrical meters, wiring connected to common lights, lifts, pumps.
- Garden in the open space and other common facilities.

b. LIMITED COMMON AREAS AND FACILITIES:

- Partition walls between the two units shall be limited common property of the said two units.
- The parking areas under stilts/ marginal open spaces/ and portions thereof may be allotted for exclusive use of the specific flat by the Vendor as per his discretion or retained by him
- Other exclusive and limited common area and facilities as mentioned in the agreement.
- All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.
- land around building and open areas .

All the said plot property together with all things appurtenant thereto and all rights of access & easement thereof.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE.



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED SHRI RUDRA INFRA AND CONSTRO PVT.LTD THROUGH ITS DIRECTOR MR. RAHUL NANDKUMAR MALPANI

Rahul Malpani

[VENDOR]



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED MR.SAGAR ATMARAM BHISE

S Bhise



MRS.UJJWALA SAGAR BHISE [PURCHASER]

Ujjwala



Witnesses

- 1. *Sudha*
- 2. *[Signature]*

CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

नसम-१
१३/०७/९९
२४-३९



Office of the Administrator
CIDCO, New Nashik.

CIDCO / ADMN / NSK / NO. 866

Date: 4/9/2012

PLOT TRANSFER ORDER

Shri / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd Thr
2) Dir: Mrs. R.H. Bhatia & Mr. H.M. Bhatia was allotted the
Plot No. 21 to 25 (1162, 36) in SSD, Shrawan
Sector at New Nashik under letter No. CIDCO/ADM/NSK/No. 977, 978, 979, 980, 981
dt. 13/07/99 The Agreement was also executed on 29/11/01 and
Possession date is 19/11/2001 The cost of the Plot was fixed at
Rs. 2,03,044/- (Rs. Twelve lakh three thousand & forty four only
and accordingly the entire amount has been paid by

Shri. / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd Thr
2) Dir: Mrs. R.H. Bhatia & H.M. Bhatia

Now after the completion of Plot and execution of lease deed.

Shri. / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd Thr
2) Dir: Mrs. R.H. Bhatia & Mr. H.M. Bhatia

has applied on 9.8.2012 for the transfer of the Plot to

Shri. / Smt. 1) Shri. Rudra Infra & Constr. Pvt. Ltd. Thr. Dir:
2) Shri. Rahul & Radheya Nandkumar Malpani

and in view of the direction the transfer is permitted
on payment of 50% of the difference between the declared market price and the
price paid by the allottees. Thus the amount of Rs. 2,00,000/-
(Rs. Two Lakh Only/-) is recovered from

Shri. / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd Thr.
2) Dir: R.H. Bhatia & Mr. H.M. Bhatia

as price of the plot No. 21 to 25 vide Receipt No. 14650
dated 3/09/2012

The allotment of Plot No. 21 to 25 in SSD, Shrawan
Sector at New Nashik made to Shri. / Smt. 1) M/s. Maruti Edible Oils & Foods
Pvt. Ltd Thr Dir: Mrs. R.H. Bhatia & H.M. Bhatia

is cancelled and it is now allotted to
Shri. / Smt. 1) Shri. Rudra Infra & Constr. Pvt. Ltd. Thr. Dir:
2) Rahul & Radheya Nandkumar Malpani



नसन-१
 दस्त क्र. १२०४/२०११
 २५-३६



CITY & INDUSTRIAL DEVELOPMENT CORPORATION
 OF MAHARASHTRA LIMITED

Office of the Administrator
 CIDCO, New Nashik.

Date: 4/9/2012

CIDCO / ADMN / NSK / NO. 557

PLOT TRANSFER ORDER

Shri / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd.
 2) Dir: Mrs. R.H. Bhatia & Mr. H.M. Bhatia was allotted the
 Plot No. 26 to 28 (704.94) in SSD, Shrawan
 Sector at New Nashik under letter No CIDCO/ADM/NSK/No. 982.441.983
 dt. 12/07/98. The Agreement was also executed on 29/11/01
 Possession date is 29/11/01. The cost of the Plot was fixed at
 Rs. 7,30,982/- (Rs. Seven lakh thirty thousand Nine
 Eighty two only/-
 and accordingly the entire amount has been paid by

Shri. / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd. Thr
 2) Dir: Mrs. R.H. Bhatia & H.M. Bhatia

Now after the completion of Plot and execution of lease deed.

Shri. / Smt. 1) M/s. Maruti Edible & Foods Pvt. Ltd Thr
 2) Dir: Mrs. R.H. Bhatia & H.M. Bhatia

has applied on 9.8.2012 for the transfer of the Plot

Shri. / Smt. 1) Shri. Rudra Infra & Constro. Pvt. Ltd. Thr
 2) Shri. Rahul & Radheya Nandkumar Malpani

and in view of the direction the transfer is permitted
 on payment of 50% of the difference between the declared market price and
 price paid by the allottees. Thus the amount of Rs. 120,000/-
 (Rs. One lakh twenty thousand only/-) is recovered from

Shri. / Smt. 1) M/s. Maruti Edible Oils & Foods Pvt. Ltd. Thr
 2) Dir: Mrs. R.H. Bhatia & H.M. Bhatia

as price of the plot No. 26 to 28 vide Receipt No. 14649
 dated 3/9/2012

The allotment of Plot No. 26 to 28 in SSD, Shrawan
 Sector at New Nashik made to Shri. / Smt. 1) M/s. Maruti Edible Oils
 Pvt. Ltd. Thr. Dir: Mrs. R.H. Bhatia & H.M. Bhatia

is cancelled and it is now allotted to
 Shri. / Smt. 1) Shri. Rudra Infra & Constro. Pvt. Ltd. Thr. Dir:
 Shri. Rahul & Radheya Nandkumar Malpani.

नसन-१
दस्तावेज क्र. (७११/१५१)
३२-३२

नसन-१
०२०/१२०१६
३१-३६



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021
PHONE : +91-22-6550 0900 / 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614
PHONE : +91-22-6791 8100
FAX : +91-22-6781 8186

ADMINISTRATIVE OFFICE
Mumbai - Agra Road,
New Nashik - 422 009,
PHONE : +91-253-2392 679 / 280
FAX : +91-253-2392 801

NO. CIDCO/ADM/NSK/2013/226

DATE: 01-07-2013

Amalgamation Order

CIDCO has allotted Plot No. 21,22,23,24,25,26,27,28 Sector - SSD, NH - Shrawan, CIDCO New Nashik to M/s. Maruti Edible Oils & Foods Pvt. Ltd. Through Director Mrs. R.H. Bhatia & Mr. H.M. Bhatia On dated 13-07-1998. The Agreement to Lease was executed as Amalgamated Plots on Dt. 29-11-2001. The same Plots has been transferred to M/s. Rudra Infra & Constro Pvt. Ltd. Through its Director, Rahul Nandkumar Malpani & Radheya Nandkumar Malpani On dated 04-09-2012. On the request of Director of M/s Rudra Infra & Constro Pvt. Ltd. the Area of internal road admeasuring 242.90 sq. mtr allotted at the rate Rs.3900/- per sq.mtr vide letter No. CIDCO/ADM/NSK/2013/12 Dt. 22/01/2013 Accordingly cost of this additional area Rs. 9,47,310/- deposited vide Challan No. 16014 Dt. 13.03.2013

Sr. No	Plot No.	Area of Plot in sqm
1	21,22,23,24,25,26,27,28	(277.00)+(187.50)+(217.54)+(201.75)+(278.57)+(175.52)+(186.37)+(342.75)
2	Additional Land of internal Road	242.90
	Total	2109.90

From above the statement Plot Nos. 21,22,23,24,25,26,27,28 are amalgamated with the internal Road Area. Hence, total area works out to 2109.90 sqm.

Smbhat
Administrator
CIDCO New Nashik

To,
M/s. Shri. Rudra Infra & Constro Pvt. Ltd.

नसन-१
दस्तावेज क्र. (१११६२/१०११)
०१-१०



नसन - १
दस्त क्र. (१२०४/२०१०)
१६ - ३६



नसन - १
दस्त क्र. (६०६९/२०१३)
२४ - ४०



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

REGD. OFFICE :
"NIRMAL", 2ND FLOOR, NARIMAN POINT,
MUMBAI - 400 021.
TEL. : 2022420 (4 LINES) GRAMS : CITWIN

DIVISIONAL OFFICE :
OFFICE OF THE ADMINISTRATOR,
MUMBAI AGRA ROAD,
NEW NASHIK - 422 009,
PHONE NO. : 2392679, 2392260

REGISTERED LETTER
REF No. : BP (NT) / NSK / ADM / 2013 / 82

Date : 28/11/2013

To,
Shree Rudra Infra & Constro Pvt. Ltd.
Thru. Its Director,
Rahul Nandakumar Malpani,
Plot No. 1A, Radhika Inn, Ashwinnagar,
CIDCO, New Nashik-422009.

Sub: Approval to the building plan for Plot No - '21, 22, 23, 24, 25, 26, 27, 28', in
Sector - 'SSD', Neighbourhood - 'Shrawan' at CIDCO New Nashik.

Sir / Madam,

Please refer your letter No. 268, 85 Date 28-11-2012, 22-04-2013 received in
this office on dated 28-11-2012, 22-04-2013

Under section 45 of the Maharashtra Regional and Town Planning Act, 1966, the building
plans submitted by you under your above referred letter are approved herewith subject to following
conditions in addition to the conditions mentioned in the commencement certificate enclosed.

- 1) Plans are approved as shown in Red.
- 2) Occupancy certificate will not be granted unless compound wall / fencing is constructed.
- 3) The additional lease premium have to be paid by you if payable, without which the occupancy
certificate will not be granted.
- 4) _____

One set / Two sets of approved building plans is / are enclosed herewith.

Yours Faithfully,

Additional Town Planning Officer
CIDCO, New Aurangabad.

नसन - १
दस्त क्र. (७११४/२०१५)
६१ - ३६



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

नसम-१
दस्तावेज क्र. (११७६२/२०११)



NASHIK.
Date: 29th Nov. 2001

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE
TAKHOLI, 375
MUMBAI - 400 011
PHONE: 4911
FAX: 491221

POSSESSION RECEIPT
नसम-१
दस्तावेज क्र. (११७६२/२०११)
२५ - २७



I have this Thursday 29th day of Nov. 2001 received physical possession of plot No. 9 To 16, 18, 21, To 28 At Sector SSD N. H. Shrawana admeasuring the area of 3522.49 sq. Mtrs. pertains to Tahsil Nashik, Dist. Nashik earmarked for residential / Residential Commercial / Tapari / Shepali use in terms of CIDCO Ltd., according to joint demarcation on-site and shown on the enclosed plan.

CIDCO
NH -
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Dir
D4
Area
sq.m
of
13.6
Sr.
No

Handed over by :

Taken over by :

Signature

Signature

Name Shri V. R. Pawar

Name नसम-१
दस्तावेज क्र. (१२०८/२०१६)

Address २५ - ३६



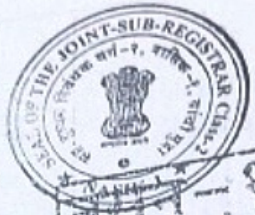
नसम-१
दस्तावेज क्र. (१०९१४/२०१६)
३० - ३६



ADMINISTRATOR,
CIDCO, NEW NASHIK.



नसन-१
 दस्त क्र. (१२०४/२०१६)
 २८-३६



दस्त क्र. (६११६/२०१६)
 २९-३६



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION

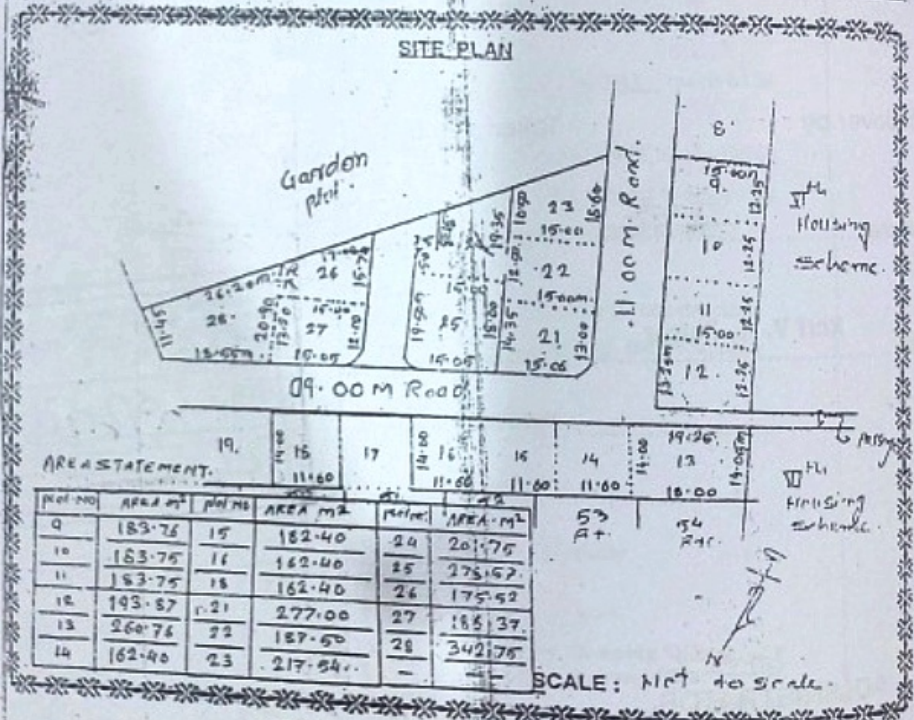
दस्त क्र. (६०८८/२०११)
 २८-३६



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, NEW NASHIK.

FIRST SCHEDULE TO AGREEMENT OF LEASE

SURVEY No. _____ VILLAGE CIDCO NEW NASHIK TAHSIL AND DISTRICT NASHIK
 PLOT No. ११६, १६ SECTOR ६६-D-NH Total AREA IN Sq. MI. ३९२२.६९
 NAME OF LICENCEE For Maruti Edible Oils & Foods Pvt Ltd



AREA STATEMENT

Plot No.	Area m ²	Plot No.	Area m ²	Plot No.	Area m ²
9	183.75	15	182.40	24	201.75
10	183.75	16	182.40	25	275.52
11	183.75	18	182.40	26	175.52
12	193.87	21	277.00	27	185.37
13	260.76	22	187.50	28	342.75
14	182.40	23	217.54		

SCALE: Not to scale

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PREPARED BY
 NAME
 DESIGNATION

PREPARED BY Pawar
 NAME Shri. Pawar, V.R.
 DESIGNATION Surveyor

CHECKED BY
 NAME
 DESIGNATION

LICENCEE
 DATE 29/11/2001

FOR AND ON BEHALF OF CIDCO I.T.D.
 DATE 29/11/2001

For Maruti Edible Oils & Foods Pvt Ltd.

ADMINISTRATOR,
 CIDCO,
 NEW NASHIK

ADMINISTRATOR,
 CIDCO, NEW NASHIK.

नसन-१
 दस्त क्र. (११६६/२०१३)



नसमन-१
दस्त क्र. (१२०८/२०१६)
३२-३६



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

REGD. OFFICE :

"NIRMAL", 2ND FLOOR, NARIMAN POINT,
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Navi Mumbai - 400 614
PHONE : 91-22-6791 8100
FAX : +91-22-6791 8166

ADMINISTRATIVE OFFICE :

Mumbai - Agra Road,
New Nashik - 422 009,
PHONE +91-253-2392 679/268
FAX : +91-253-2392801

Ref : NO. BP (NT) / NSK / ADM / 2015 / 377

DATE : 04/07/2015.

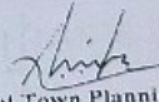
OCCUPANCY CERTIFICATE

Compounding Case

I hereby certify that the development of Residential / Commercial / Resi.+ Comm. / Social / School Building for ' Shree Rudra Infra & Constro Pvt. Ltd. Through its Director - Mr. Rahul Nandakumar Malpani ' on Plot No - ' 21, 22, 23, 24, 25, 26, 27, 28 ' Sector - ' SSD ' Neighbourhood - ' Shrawan ' in CIDCO Township New Nashik, Completed under the supervision of Mrs. Shilpa S. Kabre (Consulting Architect) has been inspected on 22-06-2015 and declare that the development has been carried out in accordance with the General Development Control Regulation & conditions stipulated in the Commencement Certificate dated - 28-05-2013 and that the part / full development (Shown in red on the plan enclosed) is fit for the use for which it has been carried out.

- 1) Date of submission for completion : 28-04-2015
- 2) Existing B/up area : Nil sq.m.
- 3) Proposed B/up area : 2109.68 sq.m. (2509.38 sq.m.- Staircase B/up area 399.70 sq.m.)
Total : 2109.68 sq.m.
F.S.I. 0.99

* Plot area : 2109.90 sq.m. (Amalgamated area)


Additional Town Planning Officer,
CIDCO, New Nashik.

To,
Shree Rudra Infra & Constro Pvt. Ltd;
Through its Director,- Mr. Rahul Nandakumar Malpani
C/o Ar. Shilpa S. Kabre,
Sagarshilpa, Gangapur Rd, Nashik - 422013



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED.**

Ref : NO. BP / NSK / ADM / 2013/ 82

DATE : 28 / 5 / 2013

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the ' Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) to Shree Rudra Infra & Constro Pvt. Ltd. Thr. its Director, Mr.Rahul Nandakumar Malpani, Plot No. - '21, 22, 23, 24, 25, 26, 27, 28' , Sector - 'SSD', Neighbourhood - 'Shrawan' Nashik in CIDCO, as per the approved plans and subject to the following conditions for the development work of the proposed Residential / Commercial / Industrial / Resi.+Comm. / Social / Educational Building.

Total plot area : 2109.90 sq.m.

Prop. Built up area : 2109.84 sq.m. / Total floors - Stilt + Six Floor

Existing B / up area : Nil sq.m. / Total Built up area : 2109.84 sq.m. F.S.I. : 0.99

1) This certificate is liable to be revoked by the corporation if :-

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the corporation is contravened.
- c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.

2) The applicant shall :-

- a) Give notice to the corporation on completion up to plinth level and seven days before the commencement of the work.
- b) Give written notice to the corporation regarding completion of work.
- c) Obtain occupancy certificate from the Corporation after duly completion of compound wall / fencing and building.
- d) Permit authorized officers of the corporation to enter building or premises for which the permission has been granted at any time for purpose of endorsing the Building Control Regulations and conditions of the certificate



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

REGD. OFFICE :

"NIRMAL", 2ND FLOOR, NARIMAN POINT,
MUMBAI - 400 021
PHONE : +91-22-6650 0900
FAX : +91-22-2202 2509

HEAD OFFICE :

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : 91-22-6791 8100
FAX : +91-22-6791 8166

ADMINISTRATIVE OFFICE :

Mumbai - Agra Road,
New Nashik - 422 009.
PHONE : +91-253-2392 679/268
FAX : +91-253-2392801

Ref : NO. BP (NT) / NSK / ADM / 2015 / 377

DATE : 7 / 7 / 2015.

OCCUPANCY CERTIFICATE

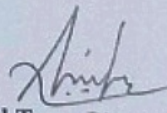
Compounding Case

I hereby certify that the development of Residential / Commercial / Resi.+ Comm. / Social / School Building for ' Shree Rudra Infra & Constro Pvt. Ltd. Through its Director - Mr. Rahul Nandakumar Malpani ', on Plot No.-'21, 22, 23, 24, 25, 26, 27, 28', Sector - ' SSD ' Neighbourhood - ' Shrawan ' in CIDCO Township New Nashik, Completed under the supervision of ' Mrs. Shilpa S. Kabre ' (Consulting Architect) has been inspected on 22-06-2015 and declare that the development has been carried out in accordance with the General Development Control Regulation & conditions stipulated in the Commencement Certificate dated - 28-05-2013 and that the part / full development (Shown in red on the plan enclosed) is fit for the use for which it has been carried out.

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- 2) Existing B/up area : Nil sq.m.
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Total : 2109.68 sq.m.
F.S.I : 0.99

* Plot area : 2109.90 sq.m. (Amalgamated area)

To,
Shree Rudra Infra & Constro Pvt. Ltd;
Through its Director,- Mr. Rahul Nandakumar Malpani ,
C/o Ar. Shilpa S. Kabre,
Sagarshilp, Gangapur Rd; Nashik - 422013.


Additional Town Planning Officer,
CIDCO, New Nashik.
mb