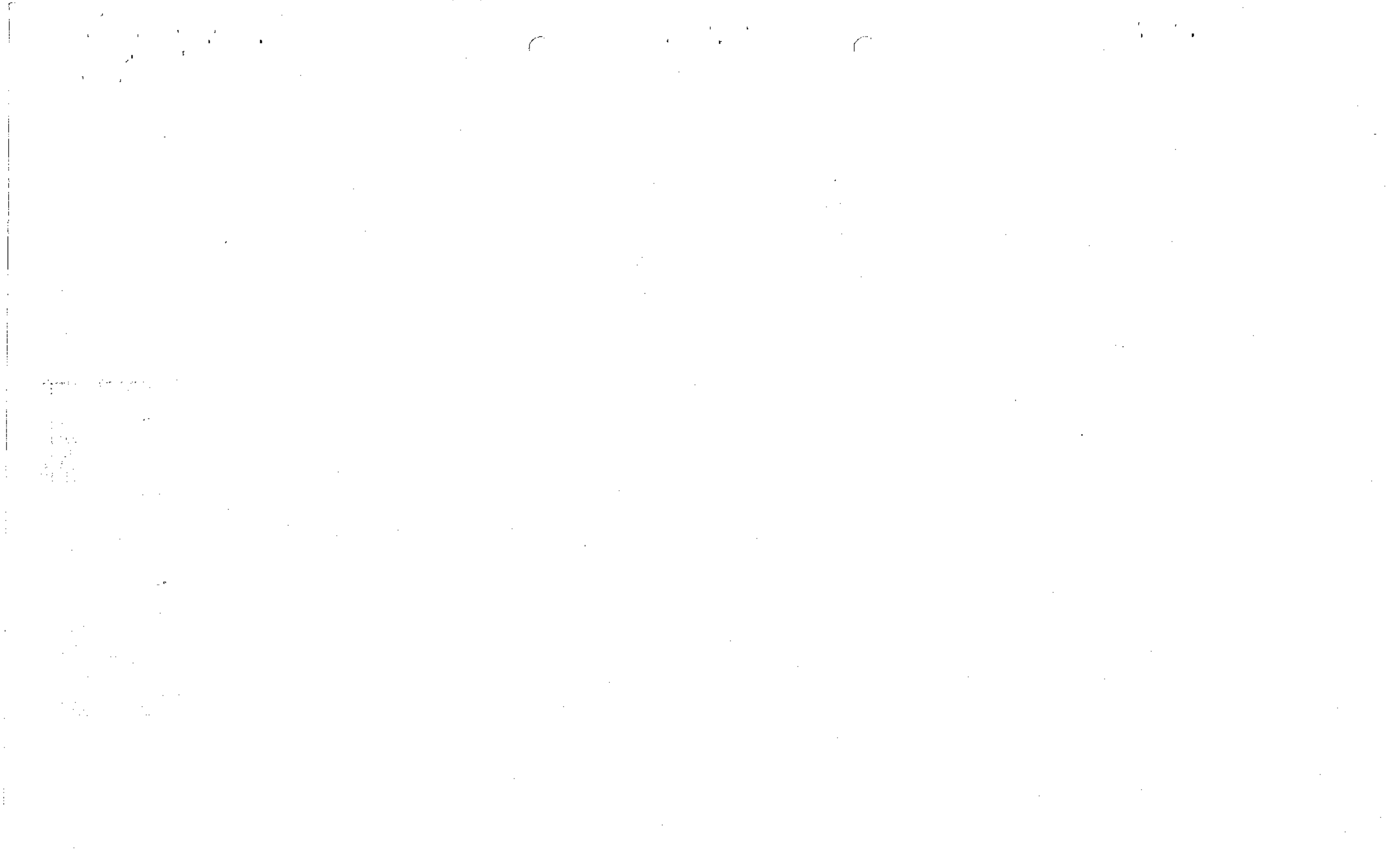


CHALLAN
MTR Form Number-6

GRN	MH000510670201819E	BARCODE			Date	13/04/2018-15:44:24	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)						
	Registration Fee	PAN No.(If Applicable)						
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name			Shah Builders And Developers Partnership Firm			
Location	NASHIK				Through Partner			
Year	2018-2019 One Time	Flat/Block No.			S.No. 221/A/2			
Account Head Details	Amount In Rs.	Premises/Building						
	0030046401 Stamp Duty	Road/Street			Sarisari -Nashik			
	0030063301 Registration Fee	Area/Locality			Nashik			
		Town/City/District						
		PIN			4 2 2 1 0 1			
		Remarks (If Any)			SecondPartyName=Amarkumar R Jain And Other~			
		Amount In			Three Lakh Seventy Six Thousand Rupees Only			
Total		Words						
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK						
Cheque/DD No.		Bank CIN	Ref. No.	02300042018041356107 548216350				
		Bank Date	RBI Date	13/04/2018-15:47:13 Not Verified with RBI				
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृष्टम निबंधक कार्यालयत मोदणी करवायाच्या दस्तावेजातील लागू आहे . नोंदणी व करवायाच्या दस्तावेजातील सदर चलन लागू नाही .

Mobile No. : 8007075055



प्लॉट - 2
प्लॉट नं. (28683940)
2/29



READY RECKNER CHART NO. 9.1
 AREA 800.00 SQ. MTRS. out of TOTAL ADMEASURING 1700.00 SQ. MTRS.
 RATE FOR PLOT RS. 8650/- PER SQ. MTRS.
 RATE OF FLAT RS. 27,500/- PER SQ. MTRS.
 RATE OF CONSTRUCTION RS. 22,000/- PER SQ. MTRS.
 CONSIDERATION 50% OF THE CONSTRUCTED AREA 200.00 SQ. MTRS.
 MARKET VALUE OF THE LAND RS. 69,20,000/-
 MARKET VALUE OF CONSIDERATION RS. 56,10,000/-
 STAMP RS. 3,46,000/-
 OUT OF NASHIK MUNICIPAL CORPORATION LIMIT

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT is made and executed at Nashik on this 13th day of APRIL 2018.

B E T W E E N

- [1] MR. AMARKUMAR RAMRICHPAL JAIN, Age 56 Years, PAN ACKPJ 5697 C/AADHAR NO. 8264 8943 7226
- [2] MR. VEERKUMAR RAMRICHPAL JAIN, Age 59 Years, PAN ACKPJ 5696 D/ AADHAR NO. 8554 5619 8035
- [3] MR. ANSHUL VEERKUMAR JAIN, Age 28 Years, PAN AKWPJ 2060 M/ AADHAR NO. 6946 2589 7554
- [4] MR. JAY AMARKUMAR JAIN, Age 30 Years, PAN AIWPJ 4008 K/ AADHAR NO. 3460 0442 0492

All Occupation - Business, All R/o. Shah's Sai Residency, Jain Bhavan, Deolali Camp, Taluka and District Nashik-422502,

Hereinafter referred to as LAND OWNERS (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns, etc.) of the ONE PART.

A N D

M/S. SHAH BUILDERS AND DEVELOPERS, A Partnership firm having its office at Bhagur, Tal. Dist. Nashik through its PARTNER MR. ATISH MAHENDRA SHAH, Age 39 Years, Occupation Business, R/o. Bhagur, Taluka and District Nashik, PAN - ABUFS 6611 A/AADHAR NO. 7988 9936 6810

Hereinafter referred to as the DEVELOPER (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, assigns, administrators, etc.) of the OTHER PART.

WHEREAS the Land Owners are the absolute and exclusive owner of all that piece and parcel of the land as described in the schedule written hereunder hereinafter referred to as the Said property.

पृष्ठ - 3
वर्ग क्र. (पृष्ठ) 2096
3 / 29



AND WHEREAS Mr. Ram Richpal Jain purchased the said land from Darayas Bahadur Damania by sale deed dated 28-7-1986 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 3672 on 28-7-1986 and as such name of the said purchaser is mutated in the owners column.

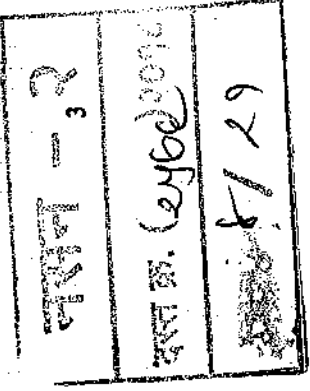
AND WHEREAS Ram Richpal Jain died on 20-9-2005 and as such names of his legal heirs Virkumar Richpal Jain, Amarkumar Richpal Jain, Madhu S. Goyal, Sangeeta Rajesh Sikhriya, Meera Devendra Agrawal and Santoshrami Ramrichpal Jain are mutated as legal heirs in the record of rights under M.E.No. 8281 on 11-12-2005.

AND WHEREAS Madhu S. Goyal, Sangeeta Rajesh Sikhriya and Meera Devendra Agrawal released their right in the said land in favour of land owner No. 1 and 2 under release deed dated 30-9-2008 and as such name of the said releasers are deleted from the record of rights under M.E.No. 8734 and as such the land owners only became the absolute and exclusive owner of the said property and are competent to sell, alienate and dispose off the same in any manner whatsoever.

AND WHEREAS the Land Owners are absolute and exclusive Owners of the said land and are competent to sell, alienate and dispose off the said land or develop the same by preparing a building plan and getting the same approved /sanctioned from Deolali Cantonment Board but due to other business commitments the owners are unable to develop the same personally and therefore decided to get the construction work implemented through another Developer and the Developer is a firm who undertakes development of the properties and has experience of development and construction as well as sell of the constructed property and accordingly the terms and conditions agreed amongst the parties and accordingly the building plan for the entire said land shall be prepared and submitted for approval to Deolali Cantonment Board and it is agreed that the developer shall be entitled to develop the said property as described in the second schedule written hereunder and as shown in the plan attached hereto and accordingly both the parties shall share the sale proceeds amongst themselves by sell of the entire construction by the developers and accordingly this joint venture Agreement is executed on the following terms and conditions.

NOW THEREFORE THIS JOINT VENTURE AGREEMENT WITNESSETH AS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT:-

1. The recitals contained hereinabove shall form an integral and operative part of this Agreement as if same were set out and incorporated herein verbatim.
2. The parties hereto have entered into this Joint Venture Agreement for development of the said property as described in the second schedule written hereunder and construction of building and to sell the premises constructed and share the sale proceeds. The Land Owners do hereby grant to the Developer the right of development of the said property by constructing a buildings thereon as per the plan and selling the super structure and to develop the said property described in the second schedule written hereunder. As per the existing rule 1:0.5 FSI is available and the present agreement is pertaining to the said available FSI only. In case the said FSI is



increased before the completion of the project both the parties shall be entitled to the proportionate salable built up area in the percentage as agreed under this agreement.

3. The developer shall get the said building plans approved. The developer agrees to complete the construction and development of the project within 36 months from the date of sanction and approval of building plan and commencement of the construction work. The developer may revise the said approved building plan but the developer shall complete the development and construction within the aforesaid period.

4. On execution of these presents, the Developer shall have irrevocable and unrestricted license right and be entitled to enter upon the said property proceed with the development of the said property and construction of the building thereon and put up hoardings and boards on the said property. That as the developer has to develop the property as described in the schedule written hereunder.

5. That it is agreed amongst the parties that the 50% of the sale proceeds shall go to the land owner while the 50% of the sale proceeds shall go to the developers and both the parties shall share the net sale proceeds in the aforesaid manner.

6. On execution of this agreement the developer shall open an account in any nationalized bank, in the name of the developers with the knowledge of the land owners in order to deposit the net Sales Proceeds in respect of the sale of the constructed premises in the buildings constructed by the Developer on the said property. The above said account shall be operated by the Developers alone. The Developer shall deposit all the sale proceeds in the said bank account and out of the said amount deposited in the bank 50% of the amount shall be directly transferred to the account of Land Owners in their bank and the balance 50% of the gross sell proceeds shall be transferred in the account of the developers in any others bank and accordingly specific instructions to this effect shall be given to the said bank.

7. The Land Owners do hereby grant to the Developer the right to develop the said property described in the schedule written hereunder in accordance with the terms and conditions agreed hereof.

8. On execution of these presents the Land Owners have given an irrevocable license to the Developer to enter upon the said property and to erect permanent structure on the said property as per the approved plan by the concerned departments consuming the entire FSI available now or in future on the said property as approved by Deolali Cantonment Board or any other authority of the state and/or to develop the said property in accordance with rules and regulations of Deolali Cantonment Board.

9. The Land Owners has informed and assured the Developer that:

- a. The said property is freehold.
- b. There is no outstanding mortgage, liens on the said property.

पृष्ठ - २
सं. ६५०६१०९८
१/२१



The Land Owners are the only owners in use and occupation of the said property.

- c. There is no attachment either before or after judgment including from the Income Tax Department.
- d. The Land Owners has paid all the revenue, NA taxes, Property taxes as on the date of execution of these presents. In case any old Govt. dues remain it will be borne by the land Owners.
- e. The Land Owners has not secured any loan from any person/s or any financial institutions by mortgage or otherwise of the said property or and part or portion thereof.
- f. The Land Owners are entitled to grant all his right, title and interest as regards the Development rights of the said property as envisaged under these presents.
- g. There is no impediment whereby the Land Owners is restrained from entering into this agreement.
- h. 7/12 extract of the said
- i. property is in the name of the Land Owners.

10. Notwithstanding anything contained in this agreement the Land Owners undertakes to clear all the previous claims in respect of the title of the property by any third party even if claimed anytime in future. In case of any delay on the part of the Land Owners to clear the previous claims, if any and in case the developer could not complete the construction within the prescribed time in that event the owner will extend the above prescribed period. The Land Owners shall extend the scheduled period for completion of the project if there is any type of problem from the local authority or from the Land Owners' side regarding the title. The Land Owners specifically undertakes the followings:

- a) The Land Owners shall clear all the past litigation, if any for the title of the said property at its own cost, expenses, and responsibility.

11. The Land Owners have assured the Developers that from the date hereof Land Owners will neither do any act, deed or thing nor will enter into any kind of agreement with any third party during the pendency of this agreement or further extended period whereby the rights of the Developer to develop and sell the said property is affected.

12. The Developer will be entitled to appoint Architects, R.C.C consultant and other consultants/professionals from time to time and pay their fees and other charges. The Land Owners shall extend full co-operation to the Developer and sign all such necessary documents, execute all applications, plan letters, declarations, writing etc., for the purpose of obtaining permission of the authorities, Government and/or Semi-Government bodies as may be desired by the Developer and entire expenses for the same shall be borne and paid by the developers.

13. On and from date of the execution of these presents the Developer shall be entitled to at his own costs and expenses to prepare the revised plans for the construction of the building by consuming entire FSI and/or usable FSI in respect of the said property, available at present or in future available to the said property, get the said

प्लान - 5
प्लान नं. 6402096
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plans sanctioned from time to time and get the same amended from time to time as per his own requirement. The Developers however shall be entitled to obtain commencement certificate and/or commence construction or to additions, alterations, repair or renovations to the structures as per the plans approved by the local authorities. The developer shall carry out the entire construction work on their own account and risk and at their own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personal and workman employed in construction work, bill of suppliers of building material, municipal rates and taxes in respect of the said property from the date hereof. It is agreed by and between the parties that the developer shall bear and shall be liable for all the cost of construction including construction material, labour charge, finishing items, consultation charges of Architects and Engineer and any other Govt. or Semi Govt. charges /fees etc. and land owner shall not be liable to pay the same. Similarly the land owners shall not be liable for any mishap accident, etc. occurred on the site of the said property during the course of construction.

14. The building plans shall be prepared by the Developer in accordance with the building rules, regulations and bye-laws of the Deolali Cantonment Board and/or relevant authority in force at the relevant time. All such plans will be prepared and application for sanction thereof be made at the cost, expense, risk and responsibility of the Developer.

15. The Developer at his own costs and expenses shall do all the Development work, prepare site, carry on actual construction on the said property as required and approved by Deolali Cantonment Board or any other Authority of the state.

16. The Developer hereby agrees to pay and discharge all outgoing, water charges, taxes payable to government bodies in respect of the said property and construction thereon from the date of the actual construction. The Developer shall obtain commencement certificate from Deolali Cantonment Board at his own cost and expenses and for the purpose shall pay all the Development charges, betterment fees, levies and other charges and deposits payable to Deolali Cantonment Board in that respect.

17. The Developer hereby agrees to indemnify and keep indemnified the Land Owners of and from and against any claim that may be occurred or made against the Land Owners on account of the Developer committing any breach of building bye-laws, rules, directives of concerned authorities etc and/or Developer committing default in payment of salaries, wages, fees of professionals, bills of suppliers of building materials etc. If there is any accident or casualty on the site during or after the construction work, the developer only will have all the liability and the Land Owners will be indemnified from any claims of any parties.

18. The Developer and land owners shall jointly enter into agreement for sale of or allotment of all the constructed premises constructed by the Developers on the said property on Ownership basis. The Developer and land owners shall be liable for the

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प्रा. क्र. 63/06/2000
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observance and performance of the terms and conditions of agreement for sale of such premises as aforesaid.

19. Both the parties do hereby agree as under:-

- a. The Developer shall sell the premises in the under construction or constructed building on the said property at the rate as may be decided by the developer with consent of the land owners looking into the market conditions.
- b. The marketing of the premises comprised in the building to be constructed on the said property shall be at the sole discretion of the Developers to which the Owners have given irrevocable consent. The Developers shall be entitled to appoint marketing agencies for the purpose of advertisement of the premises available in the above said project and shall engage the services of audio and/or visual media or news papers or by hoardings or any other mode of advertisement available to the Developers. The entire expenses for the same shall be borne by the developers.
- c. The Developers shall prepare all brochures and shall show the names of the Developer and Land Owners.
- d. That association of apartment owners shall be formed for the entire project for the property as described in the first schedule written hereunder and individual deed of apartment shall be executed in favour of individual apartment owners alongwith proportionate right in the land.

20. The collection of the following money shall not form the part of the gross sale proceeds and The Developer alone shall be entitled to collect the following deposits and/ or Maintenance charges:-

- a) Apartment formation charges
- b) Share money and Entrance fee
- c) Legal expenses.
- d) Ad-hoc Maintenance charges.
- e) Towards the expenses of electric deposits and liaison expenses towards connection of water and electricity.
- f) Any additional extra amenities provided by the developer to the purchaser of the flats.

21. The Developer shall collect the amount of GST or any other tax that may be levied from time to time on sale of the constructed premises constructed by the Developer. The Developer shall maintain a separate bank account for recording receipts and making onward payments to the concerned Authorities. Such collection shall not form part of the Gross Sales Proceeds. The land owners shall not be liable for the same. Any taxes levied by local body or any statutory body will be paid and collected by the developers only.

22. The Land Owners shall on the request of the Developer shall execute the conveyance of the said property or any part thereof in favour of Condominium of the Apartment owners of the Premises Purchaser in the building constructed on the said property. However in no event the Owners shall be liable to pay such cost, charges and expenses of the stamp duty and registration charge which shall be exclusively borne by the developer or society as the case may be. For enabling the developers to do the above the land owners shall execute

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पञ्चा ३. ७५७२०९८
८/२९



the general power of attorney in the name of the developers for doing all such other acts, deeds and things as may be required for completing the development on the said property.

23. That the developer shall be liable for all the income tax for his share of 50% of gross revenue while the land owners shall be liable for income tax for 50% of gross revenue.

24. All other necessary documents pursuant to this Agreement to complete the transaction including Conveyance shall be prepared by the Developer's Advocate and approved by the Land Owners advocate. And the Land Owners agrees and undertakes to sign the same and get it registered by admitting the execution before the Sub-registrar of the assurances as and when required by the Developer.

25. It is express intention of the parties that by executing this JOINT VENTURE AGREEMENT that the land Owners is not transferring the Ownership of the said property or any part thereof. This agreement is also not a lease nor an agreement to sell the said property or intended to give the possession of the said property to the developer u/s. 53 (a) of the Transfer of Property Act 1882. It is agreed and expressly clarified that the bare permission is hereby given to the developers to enter upon the said property for construction of new building/s on the said property and right to sell /allot the constructed premises available under this agreement subject to the terms and conditions and provisions herein contained and to receive the proportionate consideration. It is clearly understood by the parties that this Joint Venture Agreement shall not tantamount to the partnership under the provisions of the Indian Partnership Act, 1932 or any other act governing the partnership of the parties and each party shall be responsible for the payment and discharging of their Income Tax liability.

26. The stamp duty and registration charges required to be paid on this document or any other document pursuant to this Agreement shall be paid and borne by the Developers alone.

27. In case of dispute regarding interpretation of any of the clauses under this Joint Venture Agreement, the same shall be settled as per the provisions of Indian Arbitration Act by appointing single Arbitrators as mentioned above and the decision of such Arbitrator shall be binding on both the parties. The fees of the Arbitrator shall be borne and paid by both the parties.

28. The owners shall be entitled to inspect personally or through their authorized representative, the progress of work of the construction and quality of construction of the developers at all his reasonable time.

29. That there is a well in the said property which shall be used and utilized by the land owners, developers and the adjoining S.Nos. 221/B commonly.

SCHEDULE OF THE LAND

All that piece and parcel of the property land area admeasuring 800.00 Sq. Mtrs. out of S. No. 221/A/2 total admeasuring 1700-00 Sq. mtrs. situated at Village Sansari, Taluka and District Nashik

पान - ३
सं. ६५०६/२०१८
२/२९



within Deotai Cantonment Board
and sub registration taluka Nashik boundaries as follows:

- On or towards East
- On or towards West
- On or towards South
- On or towards North

- By S.No. 221/1A
- By S.No. 221/B
- By Common passage and Road
- By S.No. 25/B and 26/1

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
HEREUNTO ON THIS DAY, DATE AND YEAR MENTIONED ABOVE**

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED

[1] MR. AMARKUMAR RAMRUPAL JAIN

[Signature]
[Fingerprint]

[2] MR. VEERKUMAR RAMRUPAL JAIN

[Signature]
[Fingerprint]

[3] MR. ANSHUL VEERKUMAR JAIN

[Signature]
[Fingerprint]

[4] MR. JAY AMARKUMAR JAIN
(LAND OWNER)

[Signature]
[Fingerprint]

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
M/S. SHAH BUILDERS & DEVELOPERS
THROUGH ITS PARTNER
MR. ATISH MAHENDRA SHAH
(DEVELOPER)

Witness

(1) *[Signature]*
S A Chand
DEV.sansari-221-JOINT-VENTURE

(2) *[Signature]*
A-s-shah

[Signature]
[Fingerprint]

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 :- संसारी

तालुका :- नाशिक

जिल्हा :- नाशिक

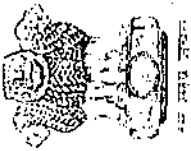
अहवाल दिनांक:- 26-09-2017

मापन क्रमांक व क्षुधारणा पद्धती उपविभाग 221/37/2 भोगवटादार वर्ग -1		भोगवटदाराचे नांव	
तीचे स्थानिक नांव	क्षेत्र	आकार आणि पै पो.ख. फे.का	खाते क्रमांक
अमरकुमार राम रिचपाल जैन	अमरकुमार राम रिचपाल जैन	(8734)	614, 2468
विरकुमार राम रिचपाल जैन	विरकुमार राम रिचपाल जैन	(8734)	कुळाचे नाव
[संतोष राणी राम रिचपाल जैन	[संतोष राणी राम रिचपाल जैन	(8734)	इतर अधिकार
समाईक क्षेत्र	समाईक क्षेत्र	(10378)	तुकडा (3071)
अंशुल विरकुमार जैन	अंशुल विरकुमार जैन	(10378)	
जय अमरकुमार जैन	जय अमरकुमार जैन	(10378)	
समाईक क्षेत्र	समाईक क्षेत्र	(10378)	
एकुण क्षेत्र 0.17.00	एकुण क्षेत्र 0.17.00	0.17.00 1.62	
पोटखराब (लागवडीस अयोग्य)	पोटखराब (लागवडीस अयोग्य)	6000.00 0.00	
वर्ग (अ)	वर्ग (अ)		
वर्ग (ब)	वर्ग (ब)		
एकुण पै 0.00.00	एकुण पै 0.00.00		
ख	ख		
कारणी 1.62	कारणी 1.62		
जुडी किंवा विशेष	जुडी किंवा विशेष		
आकारणी	आकारणी		
(3071),(4092),(6071),(6220),(6229),(8734),(9189),(9418),(10319)	(3071),(4092),(6071),(6220),(6229),(8734),(9189),(9418),(10319)		सीमा आणि भुमापन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

24/09/2017

महाराष्ट्र सरकार
नाशिक



छावनी परिषद कार्यालय
कनाउट रोड
देवलाही छावनी - 422401
नासिक, महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय
Govt. of India, Ministry of Defence
फोन : 0253-2491206, फेक्स : 0253-2492599, ई-मेल : ceodeol-staps@nic.in



No. 1309/BLD/E-8/ 5456

Date : 13 Dec. 2017.

To,

Mr. Atish M. Shah
869, Main Road,
Bhagur.

Sub: ZONING CERTIFICATE.

Dear Sir,

Reference your application dated. 13.10.2017.

2. In this connection it is to inform you that the piece of land having Rev. Sy. No. 221-A.2 of Sansari admeasuring an area 800 Sq.mtrs falls in **Yellow zone** as per the zoning plan of this office. The said piece of land will be use for residential purpose only.

भवदीय/Yours

(डी डब्लू पार्कर) (DW PARKER)
प्रशासनिक एवं जनसंपर्क अधिकारी Administrative Officer & PRO.
मुख्य कार्यकारी अधिकारी For Chief Executive Officer
देवलाही छावनी परिषद के लिए Deolali Cantonment Board

नसली - ३
दस्ता क्र. (2496) 2017
92/29



[Signature]

[Signature]


अमरकुमार जैन
Jag Amarkumar Jain
जन्म तारीख / DOB : 26/11/1987
पुरुष / Male



3460 0442 0492

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

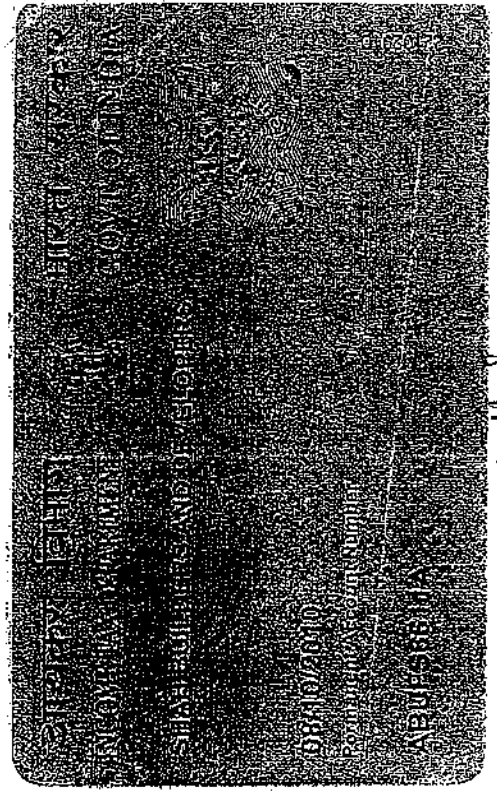
भारत सरकार
GOVT. OF INDIA

जैन जय अमरकुमार
JAIN JAY AMARKUMAR

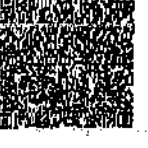
अमरकुमार रामरिचपाल जैन
AMARKUMAR RAMRICHPAL JAIN

26/11/1987
Permanent Account Number
AIWTFJ46081C

[Signature]
SIGNATURE




अमरकुमार रामरिचपाल जैन
Amarkumar Ramrichpal Jain
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



8264 8943 7226



आधार - सामान्य माणसाचा अधिकार


वीर रामरिचपाल जैन
Veer Ramrichpal Jain
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



8554 5619 8035

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACKPJ5696D

वैर कुमार रामरिचपाल जैन
VEERKUMAR RAMRICHPAL JAIN

वैर कुमार जैन / FATHER'S NAME
RAMRICHPAL JAIN

जन्म तारीख / DATE OF BIRTH
29-05-1960

रजिस्ट्री / SIGNATURE
[Signature]
R. D. Ramrichpal Jain

आयकर अधिकारी, नासिक
COMMISSIONER OF INCOME-TAX, NASIK



नसिब - 2

दस्ता क्र. 645042096

97/129

संलग्न - २



वसुधैव कुटुम्बकम्
महाराष्ट्र शासन

प्रधान मुद्रांक कार्यालय, १४/२९
नगर भवन, फोर्ट, मुंबई - ४०० ००१

जा.क्र.अंमल-१/ADJ/२२२/२०१५/१७८४

दिनांक २१ NOV 2015

(मुद्रांक शुल्कांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)

अभिनिर्णय प्रकरण क्रमांक ADJ/३२२/२०१५ नुसार पराक्रमर Aims Impex Pvt. Ltd. यांनी सादर केलेला दस्त मा. उच्च न्यायालय मुंबई यांनी दिनांक २९/०९/२०१५ रोजीचे आदेशान्वये कंपनी अधिनियम, १९५६ चे कलम ३९१ ने ३९४ नुसार मंजूर केलेला कंपनी विलीनीकरण / निव्विलीनीकरण आहे.

पराक्रमर जे. Aims Impex Pvt. Ltd. यांनी दिनांक ०५/११/२०१५ रोजी संश्लेष अभिलिपिकाकरीता सादर केला आहे. सदर संश्लेषावधीत तपशील खालीलप्रमाणे.

उच्च न्यायालय आदेशाचा दिनांक	२९/०९/२०१५
ट्रान्सफरर कंपनी	Atlas Fine Chemicals Pvt. Ltd.
ट्रान्सफेरी कंपनी	Aims Impex Pvt. Ltd.
नेमस्त दिनांक (Appointed Date)	०१/०४/२०१४
Market Value of Issue Shares	Rs. ७८९,८२,५००/-
Market Value of Immoveable Properties	Rs. ४,८१,०९,५००/-

उपरोक्त संश्लेषावधीत नेमस्त दिनांक ०१/०४/२०१४ रोजी असणारे बाजारावृत्त निश्चित करून मुद्रांक शुल्क प्रणयिकाकरीता महापण मुद्रांक अधिनियम, १९५८ चे अनुच्छेद २५(डअ) मधील तरतुदीनुसार आपण सादर केलेली कागदपत्रे विचारात घेतली व अभिलिपिकाची कार्यवाही करून रु.२४,०५,४७५/- इतके मुद्रांक शुल्क देय असल्याचा निर्णय सदर आदेशानुसार देण्यात येत आहे.

बाजारमूल्य	अनुच्छेद	मुद्रांक शुल्क
Rs. ४,८१,०९,५००/-	२५(डअ)@२%	रु. २४,०५,४७५/-

उपरोक्त सर्व वस्तुस्थिती व दस्तानावधीत नमूद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकरात खालील प्रमाणे देय मुद्रांक शुल्काची रक्कम आपणास कळविता आले.

अंतरिम मागणीपत्र

- अभिनिर्णयिकाकरीता सादर केलेल्या संश्लेषास महापण मुद्रांक अधिनियम, १९५८ च्या अनुसूची १ मधील अनुच्छेद २५(डअ) नुसार मुद्रांक शुल्क रु. २४,०५,४७५/- देय आहे. (Gras Code ००३००५०८०१)
- सदरील मुद्रांक शुल्क आपणास मान्य असल्यास मुद्रांक शुल्क रु. २४,०५,४७५/- (Gras Code ००३००५०८०१) चा भरणा हा अंतरिम आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आत General Stamp Office, Mumbai या नावाने Gras या प्रणालीद्वारे <https://gras.mahakalashah.com> या वेबसाइटवर ऑनलाईन करण्यात यावा. सदर रक्कम ऑनलाईन भरल्यानंतर संबंधित पराक्रमांनी कंपनीच्या पराक्रमर संज्ञाची धातू या कार्यालयात सादर करावी.
- दस्ताची नोंदणी पूर्वीचा ही भारतीय नोंदणी अधिनियम १९०८ व भारतीय मुद्रांक अधिनियम १९५८ यांचे परिपत्रक क्र. ४/७.क्र. ६१७/२०११/३००८ दिनांक २२/१२/२०११ नुसार होईल हे स्पष्ट करण्यात येत आहे.
- प्रस्तुत अंतरिम मागणीपत्र आपणास मान्य नसल्यास आपण आपले लेखी म्हणणे सदरील अंतरिम मागणीपत्र प्राप्त झाल्याच्या दिनांकापासून ३० दिवसांच्या आत निम्नस्वाक्षरीकर यंत्रणेस सादर करावा त्यानंतर अंतिम आदेश पुरीत करण्यात येईल ३० दिवसांत आपले लेखी म्हणणे सादर न केल्यास प्रस्तुत अंतरिम मागणीपत्र आपणास मान्य आहे असे समजून, हाच अंतिम आदेश समजण्यात येईल.
- हे पत्र मिळाल्यापासून ६० दिवसांचे आत मुद्रांक शुल्काचा भरणा न केल्यास किंवा आपले सामाधानावरक म्हणणे न कळविल्यास मुंबई मुद्रांक अधिनियम, १९५८ अन्वये दंड आकरण्याची कार्यवाही करण्यात येईल याची नोंद घ्यावी.

मुद्रांक लिहाधिकारी, अंमल-१, मुंबई.

To,
Aims Impex Pvt. Ltd.
73, Green Field Tower, B-Wing,
Mahakali Caves Road,
Andheri (E), Mumbai-400 093.



CHALLAN
MTR Form Number-5

महाराष्ट्र - २

गुण. क्र. ६५७६१०९६

९६/२९



GRN	MH00586902201516M	BARCODE	Date: 22/12/2015-23:06:43		Form ID
Department	Inspector General Of Registration	Payer Details			
Type of Payment	Non-Judicial Stamps	TAX ID (If Any)			
	Duty on Doc Voluntarily brought for adjudicatin SoS	PAN No. (If Applicable)			
Office Name	GENERAL STAMP OFFICE MUMBAI	Full Name	AIMS IMPEX PRIVATE LIMITED		
Location	MUMBAI	Flat/Block No.	73 GREEN FIELD TOWER B WING		
Year	2015-2016 One Time	Premises/Building			
Account Head Details	Amount In Rs.	Road/Street	MAHAKALI CAVES ROAD		
003050901 Amount of Tax	2405475.00	Area/Locality	ANDHERI E MUMBAI		
		Town/City/District			
		PIN	4	0	0 0 9 3
		Remarks (If Any)	ADJ/321/2015		
		Amount In	Twenty Four Lakh Five Thousand Four Hundred Seventy Five Rupees Only		
Total	2405475.00	Words			
ment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
	Cheque-DD Details	Bank CIN	REF No.	02300042015122858628 298295017	
Cheque/DD No		Date	29/12/2015-10:26:01		
Name of Bank		Bank Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No., Date	Not Verified with Scroll		

Mobile No. : Not Available





नसल - २
दस्ता क्र. (२५७४२०१८)
१० / २९



भारत सरकार
GOVERNMENT OF INDIA



अंशुल वीरकुमार जैन
Anshul Veerkumar Jain
जन्म तारीख / DOB: 12/10/1990
पुरुष / MALE



6946 2589 7554

माझे आधार, माझी ओळख

Anshul

नसल - 3
वस्त क्र. (2y6e) 2096
96/129



भारत सरकार
GOVERNMENT OF INDIA

शारदा अनिल चंद्रमोरे
Sharda Anil Chandramore
जन्म वर्ष/YoB: 1974
महिला Female



7931 9784 7701

आधार - सामान्य माणसाचा अधिकार

Sharda

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANSHUL VEER KUMAR JAIN

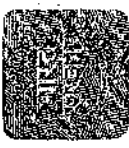
VEER KUMAR RAMRICH PAL JAIN

12/10/1990

Permanent Account Number

AKWPJ2060M

Anshul
Signature



31032012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARSHAL ANIL CHANDRAMORE

ANIL CHANDRAMORE

29/03/1996

Permanent Account Number

BCJPC2469K

Harshal
Signature



20112016

Harshal

100

100

100

100

100

Summary1 (GoshwaraBhag-1)



सोमवार, 16 एप्रिल 2018 5:53 म.नं.

दस्त गोषवारा भाग-1

नसन2

दस्त क्रमांक: 2576/2018

दस्त क्रमांक: नसन2 /2576/2018

बाजार मूल्य: रु. 69,20,000/- मोबदला: रु. 56,10,000/-

भरलेचे मुद्रांक शुल्क: रु.3,46,000/-

डु. नि. सह. डु. नि. नसन2 यांचे कार्यालयात

अ. क्रं. 2576 वर दि.16-04-2018

रोजी 5:41 म.नं. बा. हजर केला.

पावती:3690

पावती दिनांक: 16/04/2018

सादरकरणाचाचे नाव: डेव्हलपर - मे. शाह बिल्डर्स अँड डेव्हलपर्स तर्फे भागिदार श्री अतिश महेंद्र शाह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

दस्त हजर करणाऱ्याची सही:

एकुण: 30460.00

Joint Sub Registrar Nashik 2

Joint Sub Registrar Nashik 2

सह दुय्यम निबंधक वर्ग-२

सह दुय्यम निबंधक वर्ग-२

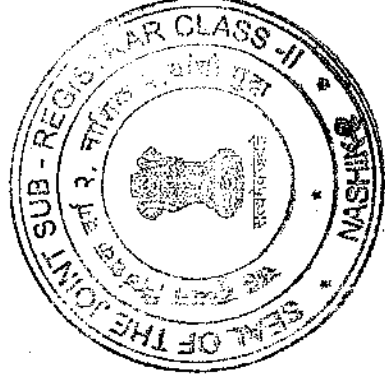
नाशिक-२

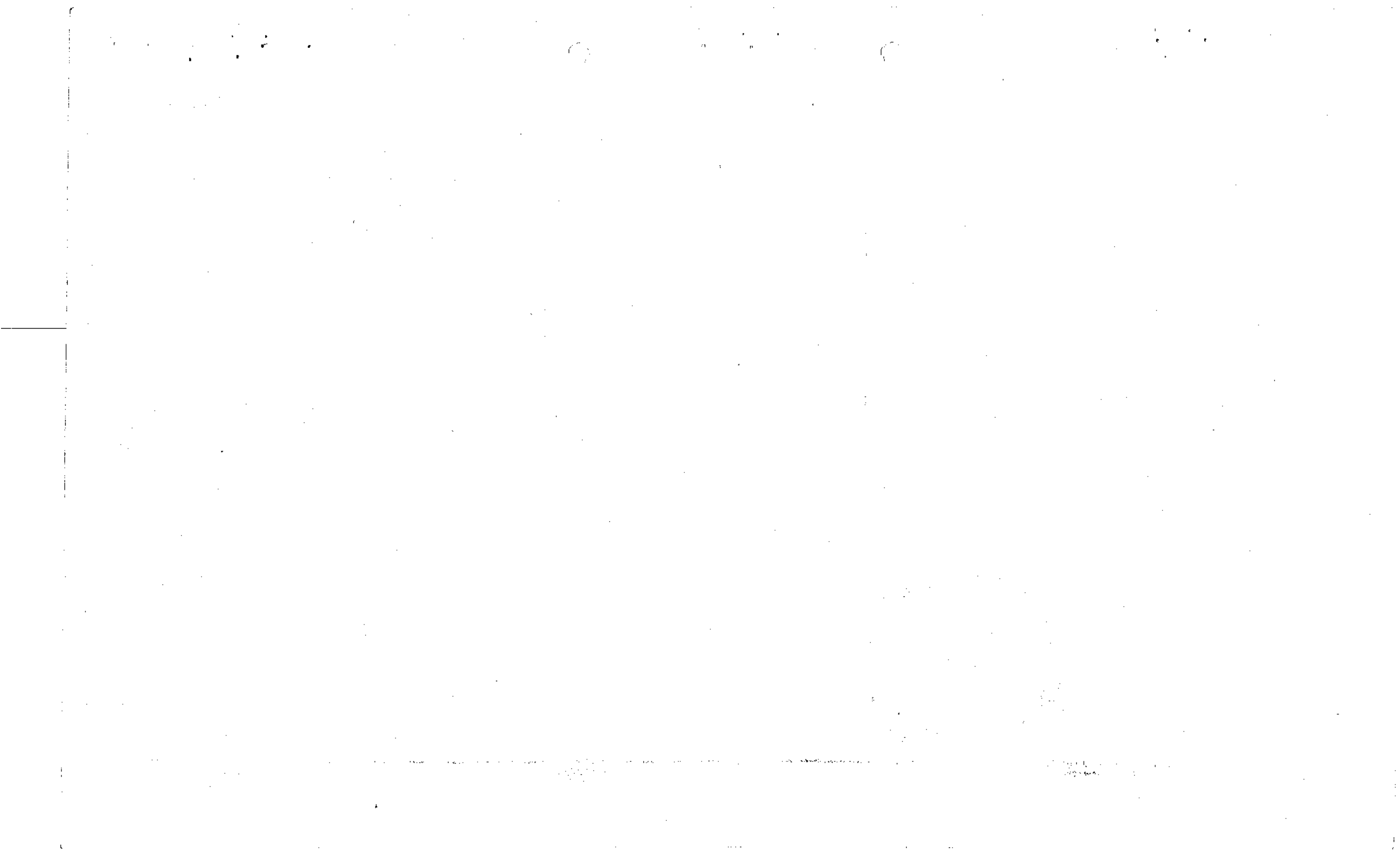
नाशिक-२

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

शिक्षा क्रं. 1 16 / 04 / 2018 05 : 41 : 57 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 04 / 2018 05 : 42 : 27 PM ची वेळ: (फी)







16/04/2018 5 56:36 PM

दस्त गोपवारा भाग-2

नसन2 20/29

दस्त क्रमांक:2576/2018

दस्त क्रमांक :नसन2/2576/2018

दस्ताचा प्रकार :-जॉईंट व्हेंचर

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उसा
1	नाव:डेव्हलपर - मे. शाह् बिल्डर्स अँड डेव्हलपर्स तर्फे भागिदार श्री अतिश महेन्द्र शाह -- पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: मु.पो.भगुर,ता.जि.नाशिक, महाराष्ट्र, णास्:ई.क. पॅन नंबर:ABUFS6611A	लिहून देणार वय :-39 स्वाक्षरी: 		
2	नाव:1. श्री. अमरकुमार रामरीचपाल जैन -- पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: शाहज् साई रेसिडेन्सी, जैन भवन देवळाली कॅम्प, ता. जि. नासिक, महाराष्ट्र, णास्:ई.क. पॅन नंबर:ACKPJ5697C	लिहून देणार वय :-56 स्वाक्षरी: 		
3	नाव:2. श्री. विरकुमार रामरीचपाल जैन -- पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: शाहज् साई रेसिडेन्सी, जैन भवन देवळाली कॅम्प, ता. जि. नासिक, महाराष्ट्र, णास्:ई.क. पॅन नंबर:ACKPJ5696D	लिहून देणार वय :-59 स्वाक्षरी: 		
4	नाव:3. श्री. अंशुल विरकुमार जैन -- पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: शाहज् साई रेसिडेन्सी, जैन भवन देवळाली कॅम्प, ता. जि. नासिक, महाराष्ट्र, णास्:ई.क. पॅन नंबर:AKWJPJ2060M	लिहून देणार वय :-28 स्वाक्षरी: 		
5	नाव:4. श्री. जय अमरकुमार जैन -- पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: शाहज् साई रेसिडेन्सी, जैन भवन देवळाली कॅम्प, ता. जि. नासिक, महाराष्ट्र, णास्:ई.क. पॅन नंबर:AIWJPJ4008K	लिहून देणार वय :-30 स्वाक्षरी: 		

वरील दस्तऐवज करून देणार तथाकथीत जॉईंट व्हेंचर चा दस्त ऐवज करून दिल्याचे कबुल करणारा
शिक्का क्र.3 ची वेळ:16 / 04 / 2018 05 : 45 : 02 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व

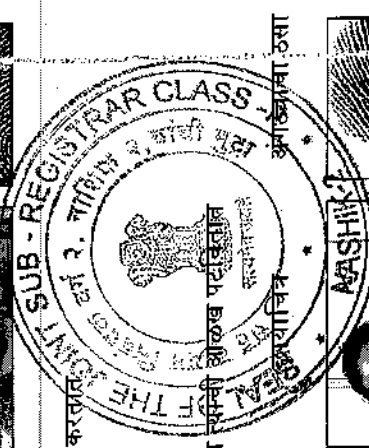
अनु
क्र. पक्षकाराचे नाव व पत्ता

1 नाव:शारदा अनिल चंद्रमोरे
वय:40
पत्ता:हर्षल निवास भोलेनाथ पार्क जेलरोड नाशिक रोड
पिन कोड:422101

स्वाक्षरी

2 नाव:हर्षल अनिल चंद्रमोरे
वय:21
पत्ता:हर्षल निवास भोलेनाथ पार्क जेलरोड नाशिक रोड
पिन कोड:422101

स्वाक्षरी



शिक्का क्र.4 ची वेळ:16 / 04 / 2018 05 : 45 : 45 PM

शिक्का क्र.5 ची वेळ:16 / 04 / 2018 05 : 45 : 49 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik 2

सह दुय्यम निबंधक वर्ग-२

नाशिक Payment Details.

Sr. Epayment Number
1 MH000510670201819E

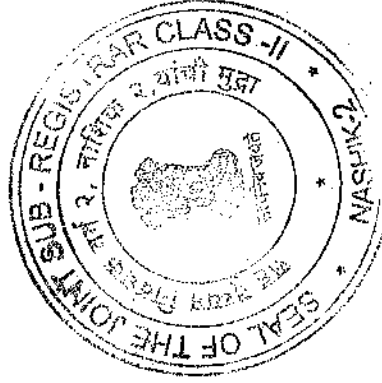
Defacement Number
0000340731201819E

2576/2018

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की,
या हस्ताक्षरे २७ जाने
फुल्लवर्ग क्रमांक १ क्रमांक २५७६
वर मारिले.
दिनांक : २६/४/२०१८
सह दुय्यम निबंधक वर्ग-२,
नाशिक २.