Neither we nor the predecessors-in-title nor anyone on their behalf have not stood or given any personal guarantee or surety to any bank, financial institution or to any person or persons which if invoked will affect the transaction herein or our title to the Additional Land transferred vide the Deed. We cannot handover the Original documents as we are selling only part of the land. However, we undertake to supply the originals as and when required until the documentation pertaining to the New Land in name of the Purchaser is accomplished.

You are requested to confirm the above by signing on the left-hand bottom corner of this letter. Capitalised terms used but not defined herein shall have the meaning ascribed to them in the said Deed.

Dated this 24.day of January , 2024.

Yours faithfully,
For **Shrivan Estates LLP.**

(Authorised Signatory)

We hereby confirm having received the possession as stated above
Dream World Landmarks LLP
(Authorised Signatory)

Encl.: As above

Dream World Landmarks LLP NAGPUR (M.S)

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६४५ २०२४
५४ ६४

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR


World Landmarks Pvt. Ltd.
NAGPUR
(M.S.)


हगन
६३५
५५/६८
SEAL OF THE JOINT SUB-REGISTRAR

Documents handed over to the Dream World Landmarks LLP.

List of Documents for Kh. No. 123

Sr. No	Document Type	Reg No	Seller	Purchaser	Original/ Certified
1	Transfer Deed dated 1.1.20	**17/20**	Shri. Sukhdeo S/o Ramaji Ashtankar and Shri. Narayan S/o Ramaji Ashtankar l	Maharashtra Airport Development Company Limited	
2	Sale deed dated 21.3.23	**2111/23**	Shri. Narayan S/o Ramaji Ashtankar	M/s. Shrivan Estate L.L.P.	
4	Release deed dated 10.3.2022	**1319/2022**	Smt. Omika Wd/o Late Shri. Sukhdeo Ashtankar, Mrs. Shilpa W/o Umeshrao Karemore, Mrs. Kavita W/o Vinodrao Wandile, Mrs. Pushpa W/o Mahendra Gabhane and Mrs. Jaya W/o Sachinrao Telrandhe	Shri. Umesh S/o Late Shri. Sukhdeo Ashtankar	
5	Sale deed dated 21.3.23	**2112/2023**	Shri. Umesh S/o Sukhdeo Ashtankar	M/s. Shreevan Estate L.L.P.	
6	Partition deed between Ashtankar family				




हुगली
६६५ २०२४
५६ ६४
THE JOINT SUB-REGISTRAR
HOOGHLY

POSSESSION LETTER

Dated: 24/01/2024

To,

Dream World Landmarks LLP
O/at: Godrej One, 5th Floor, Pirojshanagar, Eastern
Express Highway, Vikhroli,
Mumbai 400079

Subject: Possession of all that piece and parcel Occupancy Class I/Bhumiswami agricultural lands falling under Residential Zone and admeasuring in the aggregate 01 Hectares 21.36 Ares equivalent to 10213.65 square meters, or thereabouts situate at Village Sumthana, Taluka Hingana, District Nagpur (hereinafter referred to as "**Additional Land**") more particularly described in the Schedule.

Dear Sir/Madam,

1. We refer to the Conveyance Deed dated 24/01/24 executed between Shrivan Estates LLP ("**Vendor**") and you (**"Purchaser"**) duly registered before Sub-Registrar HINGNA, under Serial No HGN/765/2024 ("**Conveyance Deed**") on 24/01/24 under which the Vendor has sold, transferred and conveyed all its rights, title, interests, entitlements whatsoever in respect to the Additional Land, in favour of the Purchaser.

2. As per Clause 3.2 of the Conveyance Deed, it is provided that simultaneously on execution thereof, the Vendor have put the Purchaser in unfettered, quiet, vacant, and peaceful possession of the Additional Land as more particularly described in the Schedule hereunder.

3. In view of the above, it is hereby confirmed by the Vendor that simultaneously on execution of the said Conveyance Deed, the Vendor has put the Purchaser in unfettered, quiet, uninterrupted, vacant and peaceful possession of the Additional Land admeasuring 01Hectares 21.36 Ares equivalent to 10213.65 square meters, delineated and hatched in red colour boundary lines on the plan annexed and marked hereto as **Annexure "A"** together with fencing with RCC Poles and barbed wires without any encumbrances in any manner whatsoever and accordingly from the date hereof, Purchaser is now absolutely seized and possessed of the Additional Land.

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५८ | ६४

SEAL OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक वर्ग


हगने
६६५ २०२४
५१/६४
SEAL OF THE JOINT SUB-REGISTRAR

SCHEDULE I

(Description of the Additional Land)

All that pieces and parcels of Occupant Class I/Bhumiswami lands admeasuring in the aggregate **01 Hectares 21.36 Ares equivalent to 10213.65 Square meters**, thereabout alongwith the development potential arising out of the Additional Land situate at Village Sumthana, Taluka Hingana, with Occupancy Class I/Bhumiswami Rights District Nagpur and more particularly described herein below:

Sr. No	Name of the Owner	Kh. Nos.	Area in Sq. mtrs.	Area (Hectors)	East	West	North	South
1.	Shrivan	123/2/1	4905.13	00 Hectors 49.05 Ars (00.49.05)	Kh.No. 121	24 Mts Road	Khasra No. 123/3/1	Khasra No.122/1
2.	Shrivan	123/3/1	5308.52	00 Hectares 53.08 Ars (00.53.08)	Part Of Kh.No. 126 & 121	24 Mts Road	Kh.No. 126	Khasra No. 123/2/1

(Together with all appurtenances attached thereto)

Signature page follows:

For Vendor
Shrivan Estates LLP

FOR SHRIVAN ESTATES LLP
AUTHORISED SIGNATORY / PARTNER

Authorized Signatory

हिंगना
६६५ / २०२४
६० / ६४

SEAL OF THE JOINT SUB-REGISTRAR CLASS


हरगन
६६५ / २०२४
६१ / ६४
SEAL OF THE JOINT SUB-REGISTRAR

I/We hereby accept and confirm:

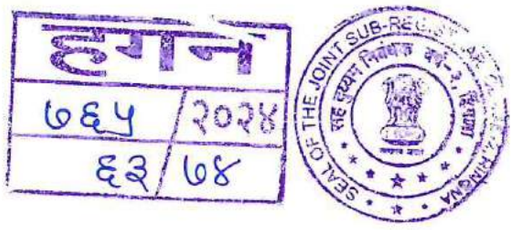
(Authorized Signatory)
Dream World Landmarks LLP

Dream World Landmarks LLP NAGPUR (M.S)

हगन
७६५ / २०२४
६२ / ७४

SEAL OF THE JOINT SUB-REGISTRAR


World Landmarks
NAGPUR
(M.S)
DTL


हगन
७६५ २०२४
६३ ७४
SEAL OF THE JOINT SUB-REGISTRAR

INCOME TAX PAN SERVICES UNIT

Managed by UTI Infrastructure Technology And Services Ltd.
Plot No. 3, Sector 11, Post Bag No. 20, CBD Belapur,
Navi Mumbai – 400 614. E-mail : utiitsl.gsd@utiitsl.com

Dear Sir/Madam,

Reg : Permanent Account Number (PAN)

AAIFD5398J

Your request for corrections / changes in pan data / reprint of PAN card has been processed and new PAN card is enclosed.

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. **Please quote PAN in all communications with department as it helps to improve taxpayer services.**

Income Tax Department maintains a website : www.incometaxindia.gov.in & Aayakar Sampark Kendra (phone -0124-2438000) for providing information and services to citizens. This site also contains detailed information on PAN.

Income Tax Department



F.No.DIT(S)/PAN/ITMN_REG
PSA/ISW CODE: 1MHA120 Co.No:541087398
Bundle-ID : MUM-SPD-I-119571 1/1
Despatch ID : 86058385 SPD EA556836787IN
M/S DREAM WORLD LANDMARKS LLP
DREAM WORLD LANDMARKS LLP
DREAM WORLD LANDMARKS LLP
4TH FLOOR
GODREJ BHAVAN
4A HOME STREET
FORT MUMBAI , MAHARASHTRA , INDIA
Pin 400001 Phone 022-66510200

(This being a computer-generated letter, no signature is required)

For Dream World Landmarks LLP

Authorised Signatory

हगने
684/2024
48/68

SEAL OF THE JOINT SUB-REGISTRAR

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1001/10520/01336

To,
रूपेश कुमार वर्मा
Rupesh Kumar Verma
S/O Ambika Prasad
565 A
Viman Nagar
Harjender Nagar
Kanpur
Harjinder Nagar Kanpur Nagar
Uttar Pradesh 208007

01/04/2012

Ref: 1634 / 23D / 738596 / 739117 / P

UE350028945IN

आपका आधार क्रमांक / Your Aadhaar No. :

2744 6970 8346

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



रूपेश कुमार वर्मा
Rupesh Kumar Verma
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

2744 6970 8346

आधार — आम आदमी का अधिकार

हगने
७६५ / २०२४
६५ / ७४

SEAL OF THE JOINT SUB-REGISTRAR
सह उपनिबंधक की मुहर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ROHIT IRON AND STEEL I PVT LTD

14/05/2004
Permanent Account Number
AACCR8951Q

Signature

भारत सरकार
Government of India



विवेक बालकदास रामटेके
Vivek Balakdas Ramteke
जन्म वर्ष / Year of Birth : 1992
पुरुष / Male

6017 0653 1404

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O: बालकदास रामटेके, गल्ली न. 3, केडीके कॉलेज जवळ, नंदनवन झोपडपट्टी, हनुमान नगर, हनुमान नगर, नागपूर, महाराष्ट्र, 440009

Address: S/O: Balakdas Ramteke, Gali No. 3, Near KDK College, Nandanwan Zopadpatti, Hanuman Nagar, Hanuman Nagar, Nagpur, Maharashtra, 440009

6017 0653 1404

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

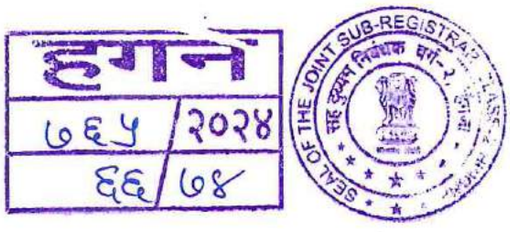
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

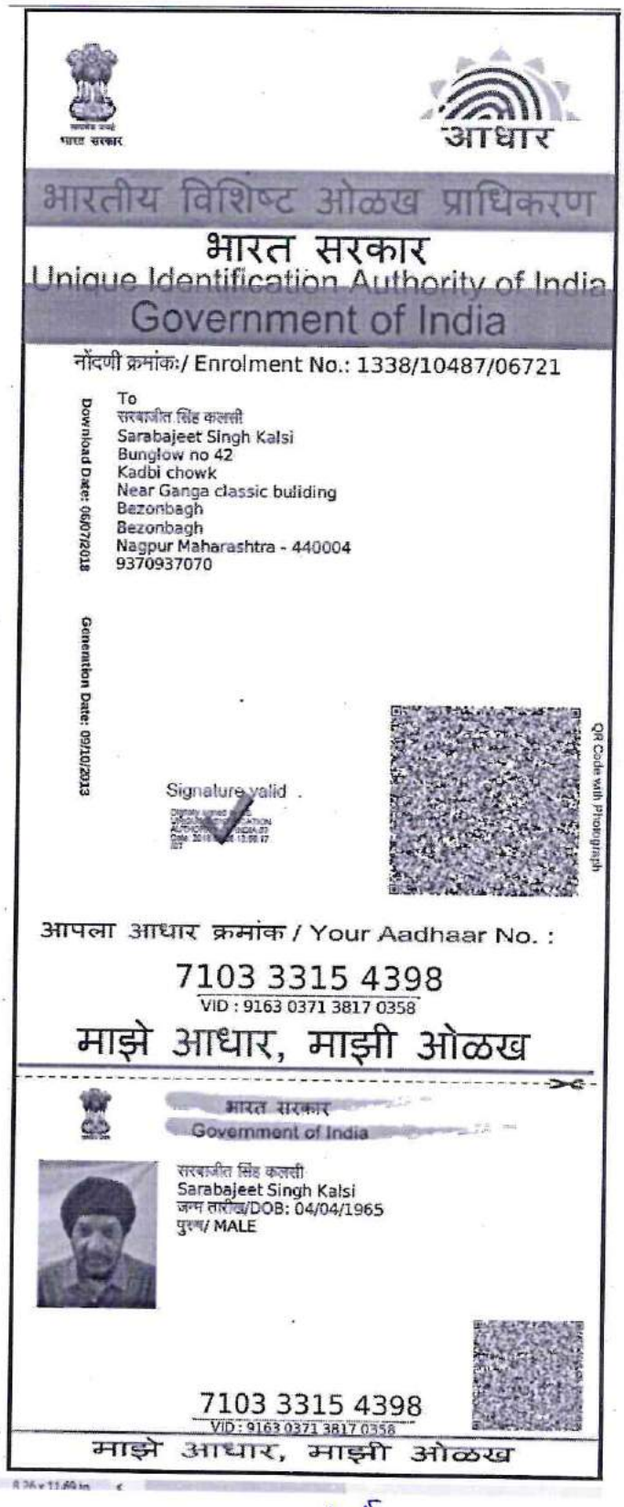
AEPFS0473N

नाम/ Name
SHRIVAN ESTATES LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
24/11/2021

11122021





भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक:/ Enrolment No.: 1338/10487/06721

To
सरबजीत सिंह कलसी
Sarabajeet Singh Kalsi
Bungtow no 42
Kadbi chowk
Near Ganga classic buliding
Bezonbagh
Bezonbagh
Nagpur Maharashtra - 440004
9370937070

Download Date: 06/07/2018

Generation Date: 09/10/2013

Signature valid .

QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :

7103 3315 4398

VID : 9163 0371 3817 0358

माझे आधार, माझी ओळख

भारत सरकार

Government of India

सरबजीत सिंह कलसी
Sarabajeet Singh Kalsi
जन्म तारीख/DOB: 04/04/1965
पुरुष/ MALE

7103 3315 4398

VID : 9163 0371 3817 0358

माझे आधार, माझी ओळख



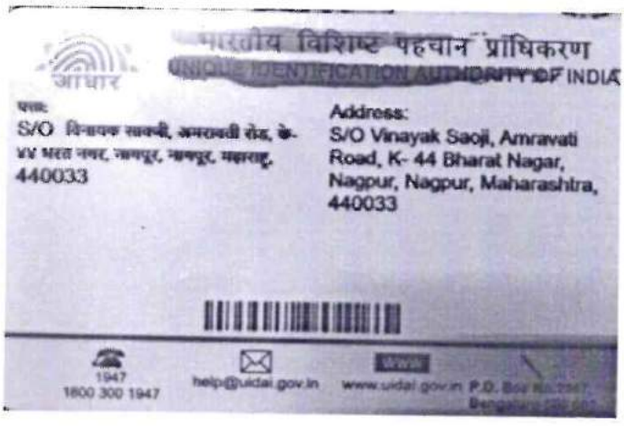
भारत सरकार

GOVERNMENT OF INDIA

अश्विन विनायक साओजी
Ashwin Vinayak Saoji
जन्म तारीख / DOB : 06/03/1980
पुरुष / MALE

3446 0789 8099

आधार - सामान्य माणसाचा अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O विनायक साओजी, अमरावती रोड, के-४४ भरत नगर, नागपूर, नागपूर, महाराष्ट्र, 440033

Address:
S/O Vinayak Saoji, Amravati Road, K- 44 Bharat Nagar, Nagpur, Nagpur, Maharashtra, 440033

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru

Ashwin Saoji

हगने

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६८ | ६८

SEAL OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक वर्ग-२ नागपूर

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

Valuation ID : 202401248721

24 January 2024,04:36:23 PM
हगन

मूल्यांकनाचे वर्ष :	2023
जिल्हा :	नागपूर
तालुका :	हिंगणा
गावाचे नाव :	मौजा : सुमठाणा (106)
क्षेत्राचे नांव :	Influence Area
मूल्य विभाग/उपमूल्य विभाग :	11/11.3
सर्वे नंबर/ गट नंबर.	123

मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	4906 चौ. मीटर	Bulk Land
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.1930 /-	
Zone Change Primary Notification:	No	
जमीन बिनशेती झाली नाही:जमिनीचा दर:	Rs.1930 /-	
वापरायचा दाखला :रहिवास		
	प्रथम विक्री	

Applicable Rules : ,16 ब

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =1930/-

   500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 1930

   =965000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =1737/-

   1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 1737

   =2605500/-

3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =1544 /-

   2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 1544

   =3088000/-

4. 906चौ. मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =1351/-

   906चौ. मीटर क्षेत्रासाठी मूल्य = 906 * 1351

   =1224006/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य

=965000 + 2605500 + 3088000 + 1224006

= **Rs.7882506/-**

= ₹ अठ्ठ्याहत्तर लाख ब्याऐंशी हजार पाच शे सहा/-

Home Print

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६० | ६४

SEAL OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक वर्ग-२

सह दुय्यम निबंधक वर्ग-२
हिंगणा

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

Valuation ID : 202401248744

24 January 2024,04:37:18 PM

हगन

मूल्यांकनाचे वर्ष :	2023
जिल्हा :	नागपूर
तालुका :	हिंगणा
गावाचे नाव :	मौजा : सुमठाणा (106)
क्षेत्राचे नांव :	Influence Area
मूल्य विभाग/उपमूल्य विभाग :	11/11.3
सर्वे नंबर/ गट नंबर.	123

मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	5309 चौ. मीटर	Bulk Land
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.1930 /-	
Zone Change Primary Notification:	No	
जमीन बिनशेती झाली नाही:जमिनीचा दर:	Rs.1930 /-	
वापरायचा दाखला :रहिवास		
	प्रथम विक्री	

Applicable Rules : ,16 ब

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =1930/-

   500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 1930

   =965000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =1737/-

   1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 1737

   =2605500/-

3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =1544 /-

   2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 1544

   =3088000/-

4. 1309चौ. मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =1351/-

   1309चौ. मीटर क्षेत्रासाठी मूल्य = 1309 * 1351

   =1768459/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य

=965000 + 2605500 + 3088000 + 1768459

= Rs.8426959/-

= ₹ चौऱ्याऐंशी लाख सव्वीस हजार नऊ शे एकोणसाठ /-

Home Print

सह दुय्यम निबंधक वर्ग-२
हिंगणा

हगन
७६५ | २०२४
७१ | ७४

SEAL OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक वर्ग-२ हिंगणा