

# OWN PROPERTY - INDEPENDENT PROPERTY DUE DILIGENCE REPORT

REPORT REF: OP-AUD-P522000109  
OFFICIAL GOVERNMENT RECORD SUMMARY (EXECUTIVE PREVIEW PAGE 1 OF 2) STATE JURISDICTION: MAHARASHTRA  
Compiled directly from government filings lodged under Section 4 & 11 of RERA Act, 2016 DATE EXTRACTED: 04 Oct 2026

## 1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE

|                             |                                                                 |
|-----------------------------|-----------------------------------------------------------------|
| Registered Project Name     | Nyati Makhmalabad Villas                                        |
| RERA Registration Number    | P52200010941                                                    |
| Promoter / Developer Entity | Nyati Nashik Spaces LLP                                         |
| Government Authority        | Maharashtra Real Estate Regulatory Authority (Maharashtra RERA) |
| Project Location & District | Makhmalabad, Nashik, Maharashtra                                |
| Declared Land Ownership     | Freehold / Registered Title on Government Record                |

## 2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Declared Land Cost Consideration     | Rs. 8.95 Crore (Rs. 895 Lakh)   |
| Declared Development / Building Cost | Rs. 51.64 Crore (Rs. 5164 Lakh) |
| Total Certified Project Outlay       | Rs. 60.59 Crore                 |
| 70% Designated Escrow Bank           | Punjab National Bank            |
| RERA Escrow Account Number           | 5032651029                      |
| Bank Branch IFSC Code                | PUNB0041900                     |

## 3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE

|                                      |                                            |
|--------------------------------------|--------------------------------------------|
| Declared Construction Start Date     | 15-05-2021                                 |
| RERA Registered Handover Deadline    | 30-10-2025                                 |
| Physical Progress Verified on Record | 100% of Civil & Structural Works Completed |
| Current Official Status              | Work Going On / Under Construction         |

## 4. OFFICIAL PERMITS & SANCTIONS CHECKLIST

|                                     |                                                          |
|-------------------------------------|----------------------------------------------------------|
| Planning Permit & Sanctioned Map    | Obtained & Approved by Competent Planning Authority      |
| Commencement Certificate (CC)       | Active / In Effect for Approved Building Footprint       |
| CA Financial Certification (Form 3) | Lodged & Cross-Checked against Escrow Withdrawals        |
| Engineer Progress Report (Form 2)   | Quarterly Structural Certification Filed with Government |
| Standard Sale Agreement Draft       | Form G Draft lodged under Section 13 of RERA Act         |

### \* CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:

- PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "5032651029" (Punjab National Bank). Never deposit into personal accounts of brokers or promoters.
- ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 30-10-2025 with mandatory interest penalties under Rule 18 if delayed.
- OFFICIAL STATE PORTAL: To download the signed original Form C issued by Maharashtra RERA, consult the state portal directly.

## OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This report is compiled from official government filings lodged under the Real Estate (Regulation and Development) Act 2016.  
Own Property is an independent research platform. This document does not substitute for title verification by a licensed advocate or physical deed search.

1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED STATUTORY DEADLINE

HIGH RISK

Promoter marketing collateral claims completion by **LOCKED - RS. 499**, while legal filing stipulates 30-10-2025.  
Unadvertised gap of **LOCKED - RS. 499** months detected. Section 18 penalty triggers automatically upon breach.

DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS

CRITICAL

Physical civil work certified at 100%, but escrow withdrawal ratio filed with bank stands at **LOCKED - RS. 499**  
Statutory drawdown limit under Section 4(2)(I)(D): **LOCKED - RS. 499**. Discrepancy analysis detailed in full dossier.

DISCREPANCY #3: ENCUMBRANCE & PROJECT LENDER STATUTORY CHARGE ON LAND

MEDIUM RISK

Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of **LOCKED - RS. 499**  
Registered loan consideration: **LOCKED - RS. 499**. Buyer mandatory Bank NOC condition: **LOCKED - RS. 499**

2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

Statutory Formula:  $\text{Monthly Interest} = [\text{Total Consideration Paid}] \times (\text{State Bank of India MCLR} + 2.0\%) / 12$

For standard unit in this project, statutory monthly payout due to buyer: **Rs. XX,XXX / mo** (Redacted in Teaser)  
Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 6 of Full Dossier.

OWN PROPERTY FULL FORENSIC REPORT

UNLOCK THE COMPLETE 8-PAGE UNREDACTED FORENSIC DOSSIER

Instant 1-Year Access Zero Marketing Fluff Section-by-Section Evidence Reconciliation

- \* Unredacted Contradiction Radar with document page citations
  - \* CA Form 3 Escrow Ledger & Discrepancy Reconciliation
  - \* Clause-by-Clause Agreement for Sale Red-Flag Audit
- \* Complete Developer Litigation & Sanction History in State
  - \* 12 Mandatory Questions to force written promoter responses
  - \* Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: <https://ownproperty.in/projects/P52200010941>

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This executive teaser synthesizes verified public filings. The complete forensic dossier contains full legal citations.  
PAGE 2 OF 2 (EXECUTIVE TEASER) TO UNLOCK COMPLETE UNREDACTED AUDIT VISIT [OWNPROPERTY.IN](https://ownproperty.in)