



Wednesday, June 02, 2021  
5:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39य

Regn.: 39M


पावती क्र.: 4730

दिनांक: 02/06/2021

गावाचे नाव: नाशिक शहर  
दस्तऐवजाचा अनुक्रमांक: नसन7-4383-2021  
दस्तऐवजाचा प्रकार : डीडी ऑफ अपार्टमेंट  
सादर करणाऱ्याचे नाव: नितीन नंदकुमार भांगे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 620.00
पृष्ठांची संख्या: 31	
एकूण:	रु. 720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:23 PM ह्या वेळेस मिळेल.

  
Joint S.R. Nashik-7

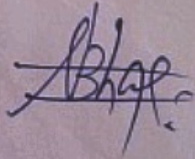
वाजार मुल्य: रु.2145000 /-  
मोवदला रु.2913500/-  
भरलेले मुद्रांक शुल्क : रु. 100/-

**सह. दुय्यम निबंधक वर्ग-२  
नाशिक-७.**

- 1) देयकाचा प्रकार: DHC रकम: रु.620/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0206202102458 दिनांक: 02/06/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.100/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001761912202122E दिनांक: 02/06/2021  
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjusted : Old Doc.No2362-2016 Amt. 29140



**मुळ दस्त परत**



CHALLAN  
MTR Form Number-6



SRN MH001761912202122E BARCODE [Barcode] Date 02/06/2021-10:02:53 Form ID 253

Department	Inspector General Of Registration		Payer Details	
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AMKPB5554G
Location	NASHIK		Full Name	MR NITIN NANDKUMAR BHANGE
Year	2021-2022 One Time		Flat/Block No.	FLAT NO H-302 AREA 75.27 SQ.MTRS
Account Head Details		Amount In Rs.	Premises/Building	
30046401	Stamp Duty	100.00	Road/Street	S.NO.899/1 899/2/1 899/3/1/84, PLOT NO.84 NASHIK
30063301	Registration Fee	100.00	Area/Locality	SAMRAAT SYMPHONY NASHIK
			Town/City/District	
			PIN	4 2 2 0 0 9

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का. 8363  
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Remarks (If Any)  
PAN2-AA-10543065-SecondaryPartyName=SHWETA INFRASTRUCTURE AND HOUSING INFRA PVT LTD CA=2913500-Marketval=2145000

Total	200.00	Amount In	Two Hundred Rupees Only
		Words	

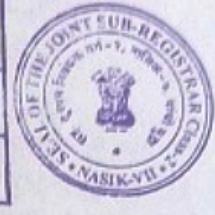
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	02300042021060237336 211539024519
Cheque/DD No.		Bank Date	RBI Date	02/06/2021-10:05:44 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
दर चलान केवल दुर्यन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Nisha N. Bhanage

*[Signature]*

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Govt. Valuation Rs. 21,45,000/-  
Consideration Rs. 29,13,500/-

Stamp Duty Rs. 1,74,900/-  
Regi. Fees Rs. 29,140/-

**STAMP DUTY & REGISTRATION FEES** Charges Paid at the time of Agreement for Sale Registration No. 2362/2016, dated 26/03/2016.  
Deed of Declaration of "SAMRAAT SYMPHONY APARTMENT" Registration No. 4243/2018, dated 05/09/2018.

|| ❁ Sai ||  
**DEED OF APARTMENT  
(SALE DEED)**

**THIS DEED OF APARTMENT** is made and executed at Nashik Taluka and District Nashik, on this 02<sup>th</sup> day of may in the Christian Year Two Thousand Twenty One.

*Asahi*

*[Signature]*

*Nisha N. Bhangre*

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क्र.सं. 2363 /2021

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BETWEEN

**Shweta Infrastructure and Housing (I) Pvt. Ltd., (PAN No: AAJCS4306F) (CIN No. U45200MH2005PTC155493),** a company incorporated under the Companies Act, 1956 having its registered Corporate office at : 204, 2<sup>nd</sup> Floor, Veena - Beena Shopping Center, Opp. Bandra Station, Bandra (W), Mumbai - 400050 and for their Nashik Operation having their Nashik Office at : Samraat Headquarter A - 33, 7<sup>th</sup> Lane, Satpur MIDC Road, NICE Area, Nashik, Maharashtra 422007; represented by its Authorized Signatories vide Board Resolution Dated: 11/06/2020, **1) MR. SUJOY JAYANT GUPTA** ( Chairman & Managing Director) Age: 49 years, (Aadhar No 4118 8950 7153) Occupation Business & Agriculture, **2) MRS. SHWETA SUJOY GUPTA** ( Senior Vice President) Age: 45 years, (Aadhar No 645676049544) Occupation Business & Agriculture both No. 1 & 2 Res. At- 1207/1208, Signature Apartment, Serene Meadows, Anandvalli, Gangapur Road, Nashik 422013; hereinafter referred to as "**THE OWNER/ PROMOTER**", (which expression is unless repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, executors, administrators and permitted assignees) signed by any one of the Authorized Signatory vide board resolution dated 11/06/2020; **PARTY OF THE FIRST PART.**

AND

**(1) MR. NITIN NANDKUMAR BHANGE,****AGE: 39 YEARS,****PAN NO: AMKPB5554G****R/AT: - FLAT NO. 06, MAYURI APPARTMENT, NEAR ATUL DAIRY, UTTAM NAGAR, CIDCO, NASHIK, MAHARASHTRA 422009..****OCCUPATION: BUSINESS,****AADHAR NO : 5392 4771 7824,****(2) MRS. NISHA NITIN BHANGE,****AGE: 37 YEARS,****PAN NO: AJQPN9082N,****R/At: - FLAT NO. 06, MAYURI APPARTMENT, NEAR ATUL DAIRY, UTTAM NAGAR, CIDCO, NASHIK, MAHARASHTRA 422009.****OCCUPATION: HOUSEWIFE,****AADHAR No : 3778 4682 6172,**

Indian inhabitant/s hereinafter called "**INVESTOR/S/PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heir's, executors and administrators and permitted assigns) . . . **PARTY OF THE SECOND PART.**

Nisha N. Bhangre

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**WHEREAS**

(A) The previous land owners Mr. Balu Kacharu Nagare and others 3 executed an Agreement for Sale of the land S.no. 899/2 area admeasuring 4.00 Acres in favour of Viraj Estate through Mr. Chandrashekar Babulal Shah. The said Agreement For Sale is registered in the office of Sub-registrar at Sr. no. 8857/2007 on 04/12/2007 & on the compliance of all the terms and conditions of an Agreement For Sale the previous land owners executed a Sale Deed in favor of Mr. Chandrashekar Babulal Shah for the area admeasuring 1 H. 20 R., which is registered in the office of sub-registrar at Sr. No. 02775/2008, on 25/03/2008. The owner Mr. Chandrashekar Babulal Shah has entrusted the development rights of Survey No.899 hissa no.2 area admeasuring 3 Acres i.e. 12000 Square Meters to the **Owner/Promoter i.e. Shweta Infrastructure and Housing (i) Pvt. Ltd** by executing a Development Agreement which is registered in the office of Sub-Registrar Nashik at Serial No.03283/2008 on 28/03/2008. And in pursuance with the said Development Agreement, General Power of Attorney executed between Land owner and developer, which is registered in the office of Sub-Registrar Nashik at Serial No.03655/2008 on 07/04/2008. The original owners of S. No. 899/1, & 899/3, Mr. Balu Kachru Nagare and others along with Mr. Chandrashekar Babulal Shah had jointly approved tentative Lay out for whole survey no. 899/1, 899/2, & 899/3 area admeasuring 63120.00 square meter by Nashik Municipal corporation vide it's order no. LND/WS/Tent/CD/64 dated 20/01/2009. As per approved tentatively lay out the said land has been divided into several plots. The owner Mr. Chandrashekar Babulal Shah further executed a Sale Deed of the Plot no's. 88, 121, & 168 to 189, total area admeasuring 10907.84 square meter in favour of the Owner / Promoter. The said Sale Deed of plot no's. 88, 121, & 168 to 189 is executed and registered in the office of Sub-registrar vide registration number 13827/2010 dated 13/12/2010.

**AND WHEREAS** the said joint Layout of Survey No. 899/1+899/2/1+899/3/1 has been approved by Nashik Municipal Corporation vide it's **Order No. Outward No./TP/FINAL/CIDCO/B-3/3**, dated **10/05/2011**. The Mutation Entry No. 71275 dated 24/11/2011 made and certified by the revenue officer in respect of the sanction of layout.

**AND WHEREAS** due to the final approval of layout the plot numbers and the areas of the plots have been changed, therefore for effective title of the said property purchased by the Owner/Promoter by absolute sale deed dated 13/12/2010, a Correction Deed /Confirmation Deed is executed in favour of the Owner/Promoter which is registered before Sub-Registrar Nashik at serial no. 06623/2011 on 31/05/2011 and the correction made in respect of change of plot numbers. By the same, the Owner/Promoter obtained rights in respect of corrected plot numbers i.e. plot no. 84,

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115 & 162 to 186, total area admeasuring 10531.97 square meters. The name of the Owner/Promoter mutated to the owner's column of the property extract of the said Plots. The Mutation Entry No.77271 dated 30/11/2011 made and certified by the revenue officer.

The Owner/Promoter is the owners of the property and sufficiently entitled to all that pieces and parcels of Plot no. 84 admeasuring 7578.49 square meters of Survey No. 899/1+899/2/1+899/3/1/84, bearing situated at village Nashik, Taluka Nashik, District Nashik (Hereinafter collectively the total land referred to as "**The Said Land**") which is more particularly described in the **Schedule - I** hereunder written.

**AND WHEREAS** by virtue of Registered Sale Deed and a correction/confirmation deed as described herein above, M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. through its Directors (i) Mr. Sujoy Jayant Gupta (ii) Mrs. Shweta Sujoy Gupta have acquired absolute ownership rights with respect to the said Land described in **Schedule-I** written hereunder.

**AND WHEREAS** the Collector, Nashik vide its order **No. MH/Kaksha-3/4/N.A.no./50/2009**, dated **21/05/2010**, has permitted the use of the land out of Survey No. Survey No.899/1+899/2+899/3 admeasuring 62,146.00 square meters for non-agricultural (Residential) purposes.

**AND WHEREAS** the Owner/Promoter had desired to construct a residential project scheme and prepared a Joint Building Plan for construction over the Plot No. 84 area admeasuring 7578.49 square meter out of S. no. 899/1+899/2/1+899/3/1/84. The Nashik Municipal Corporation have approved the same vide Commencement Certificate bearing No. **LND/BP/CD/B3/258/2120**, dated **26/07/2012**, and the same had been revised vide Commencement Certificate bearing No. **LND/BP/B3/547/5648/14**, dated **13/03/2014**. Thereafter the Owner / Promoter again revised the above building plans again and re-sanctioned the necessary building plans to which the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. **LND/BP/B5/254/5186**, dated **22/12/2016**.

**AND WHEREAS** the Said "**Owner/Promoter**" had accordingly commenced a residential scheme known as "**SAMRAAT SYMPHONY APARTMENT**" consisting of **216 residential Flats/Terrace Flats** on the said Land pursuant to the plans duly sanctioned by the concerned local authority with Eight wings which called as **Wing A-MALHAR, Wing B-SAARANGA, Wing C-BASANT, Wing D-MALKAUNS, Wing E-BHUPALI, Wing F-RAGESHRI, Wing G-ASAWARI and Wing H-BHAIRAVI**.

**AND WHEREAS** the construction work of the said project known as "**SAMRAAT SYMPHONY APARTMENT**" had been partly completed for **Wing 'E'**

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**BHUPALI, 'F'-RAGESHRI, 'G'-ASAWARI & 'H'-BHAIRAVI** for Stilt (Parking), First to Seventh Floors as per the approved plan by Nashik Municipal Corporation and Nashik Municipal Corporation, Nashik had issued the Part Completion Certificate vide its **Order Outward No. Town Planning Department/B5/19452/2588, dated 18/07/2017** and for **Wing 'A'-MALHAR, Wing 'B'-SAARANGA, Wing 'C'-BASANT** for Stilt (Parking), First to Seventh Floors as per the approved plan by Nashik Municipal Corporation and Nashik Municipal Corporation, Nashik had issued the Part Completion Certificate vide its **Order Outward No. Town Planning Department/B5/19477/ 3497 dated 31/07/2017**. Further the Owner / Promoter had again revised the above building plans and re-sanctioned the necessary building plans to which the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing **No. LND/BP/B5/272/9941, dated 04/12/2017** in respect of **Wing "D" - MALKAUINS**, Further the Owner/Promoter has completed the construction work of **Wing-D- Malkauns**, for Stilt (Parking), First to Seventh floors as per the approved plan and the Nashik Municipal Corporation has issued the full Completion Certificate in respect of **Wing D-MALKAUINS** Vide its order **Outward No/Town Planning Department/B2/22910/2019, Dated 11/03/2019**.

**AND WHEREAS** as the construction of the said project "**SAMRAAT SYMPHONY APARTMENT**" is completed and the said land and Wings thereon is submitted to the association as per the provisions of the Maharashtra Apartment Ownership Act, 1970 and accordingly the **Deed of Declaration and Bye-laws of "SAMRAAT SYMPHONY APARTMENT" Wing A - MALHAR, Wing B - SAARANGA, Wing C-BASANT, Wing D-MALKAUINS, Wing E-BHUPALI, Wing F-RAGESHRI, Wing G-ASAWARI & Wing H-BHAIRAVI** had been registered with the Joint Sub-Registrar Class-II Nashik, at Serial No. **4243/2018** on dated **05/09/2018**. As per said Deed of Declaration the name of project is registered and declared as "**SAMRAAT SYMPHONY APARTMENT**".

The Construction of **Wings A, B, C D E, F, G, and H** is completed in all respect and accordingly the Nashik Municipal Corporation has issued Completion Certificate in respect of completed constructions.

**And Whereas "SAMRAAT SYMPHONY APARTMENT" Project - 2 (Building 1- Wing 'D'-Named MALKAUINS) (Residential Building) has been Registered** Under the provisions of the Real Estate (Regulation and redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra on 4<sup>th</sup> August 2017 vide **Registration Number P51600002742**.

**AND WHEREAS** at the time of giving completion certificate, there was mistake in a Sheet No. 3/6 and 5/6 and hence The Owner/ Promoter obtained approval on

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revised/corrected Plan as per the Letter No. O.W/ Town Planning Dept./ Na.Purv-119/2019 dated 28/08/2019 from Nashik Municipal Corporation, Nashik.

**AND WHEREAS** as per the aforesaid Deed of Declaration and Bye-Laws, various apartments enjoying common as well as restricted and exclusive amenities and facilities. The Investor/s/Purchaser/s do hereby before execution of the present Deed, understood the scope and extent of use and enjoyment of the general and common areas and facilities as well as restricted areas, as mentioned in the said Declaration Deed.

**AND WHEREAS** the Owner/Promoter has entered in to an Agreement to Sale on dated **26/03/2016**, with the Investor/s/Purchaser/s for sale of **Flat/Apartment No. H-302** admeasuring area about **56.59 square meters** i.e. **609.00 square feet** (carpet). **Saleable area about 75.27 square meters** i.e. **810.00 square feet**, situated on **THIRD Floor** in **Wing "H"** named **BHAIRAVI** in the project/apartment known as **"SAMRAAT SYMPHONY APARTMENT"** and the same has been **Registered vide No. 2362/2016**, with the office of Sub-Registrar Class-II, Nashik more particularly described in the **Schedule- II** hereunder.

**AND WHEREAS** as per the Agreement between the Owner/Promoter and the Investor/s/Purchaser/s, which has been executed on **26/03/2016**, for sale of the said **Flat/Apartment No. H-302** on **THIRD Floor** in **Wing "H"** named **BHAIRAVI**, for and against the total consideration amount **Rs. 29,13,500/- (Rupees Twenty Nine Lakh Thirteen Thousand Five Hundred Only)**. And the Investor/s/Purchaser/s has paid unto the Owner/Promoter the entire consideration.

**AND WHEREAS** the Owner/Promoter given the Investor/s/Purchaser/s in actual Possession of the said **Flat/Apartment No. H-302** on **THIRD Floor** in **Wing "H"** named **BHAIRAVI**, the Investor/s/Purchaser/s hereby acknowledges the receipt of possession of **Flat/Apartment No. H-302** on **THIRD Floor** in **Wing "H"** named **BHAIRAVI**, on **11/09/2017** and is hereby declares that, he/she/they is/are satisfied about the possession, area, measurement and quality of construction of the said Flat as well as building/project **"SAMRAAT SYMPHONY APARTMENT"** along with all the amenities provided by the Owner/Promoter.

**AND WHEREAS** the Owner/Promoter executing this registered Deed of Apartment of the said apartment/flat in favor of the Investor/s/Purchaser/s on and after compliance of all terms and conditions as enumerated in the Agreement For Sale executed on **26/03/2016**.



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**AND WEHREAS** the Owner/promoter acknowledges the receipt of the total consideration amount and no amount is due whatsoever from the agreed consideration against the said Flat/Apartment from the Investor/s/Purchaser/s. However in future while settling the accounts the Owner/Promoter finds any amount due from the Investor/s/Purchaser/s, the Investor/s/Purchaser/s shall the make the payment of the said due amount to the Owner/Promoter forthwith.

**NOW THIS DEED OF APARTMENT WITNESSETH THAT:**

- (I) The Owner/Promoter, as the owner, DOTH HEREBY grants, conveys, sells, transfers and assures unto the Investor/s/Purchaser/s free from any and all encumbrances and any doubts (except the charge created over this flat/apartment in the Investor/s/Purchaser/s after execution of Agreement For Sale) the said the **Flat/Apartment No. H-302** on **THIRD** Floor in Wing "H" named **BHAIRAVI**, admeasuring **810.00 Sq. Feet i.e. 75.27 Sq. Mtrs.** Built-up / Saleable area out of Building, "**SAMRAAT SYMPHONY APARTMENT**" constructed on the said land as described hereafter in SCHEDULE I, situated at Nashik, Tal. & Dist. Nashik and more particularly the Flat/Apartment premises described in the **SCHEDULE-II** together with all and singular easements, privileges, profits, advantages, rights, liberties and appurtenances whatsoever to the Flat premises belonging or in anywise appertaining to or with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed or reputed or known as part thereof or to be appurtenant thereto and all the estates rights, title, interest, use, inheritance, property, possession, benefit whatsoever both at law and in equity of the Owner/Promoter unto out of or upon the said Flat. The Owner/Promoter doth also transfers all privileges and appurtenances belonging to or usually held or enjoyed therewith in and upon the said flat along with piece of land appurtenant thereto unto the Investor/s/Purchaser/s herein with full rights and ownership, possession and enjoyment.
- (II) All the parties to the present deed hereby acknowledges that, all the terms and conditions as stipulated in the Agreement For Sale are complied with by each party of the Agreement for Sale executed dated **26/03/2016**.
- (III) All the parties hereby acknowledges that, both have acted upon all the terms and conditions of Agreement For sale as described hereinbefore and both are satisfied about the performance of each other. The Investor/s/Purchaser/s is completely satisfied about the amenities provided by the Owner/Promoter to the said Flat premises as well as to

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the building/project "SAMRAAT SYMPHONY APARTMENT" along with all the amenities provided by the Owner/Promoter.

(IV) **The Owner/Promoter further undertakes and covenants with the Investor/s/Purchaser/s that:**

- a) The Owner/Promoter has duly abided by and observed all the local, government, semi-government and other applicable laws, rules, regulations and by-laws in owning the said property, construction and sale of the said Flat and further the Owner/Promoter warrants that all applicable land revenue, land tax, rates, levies, dues, outgoings and monies, fines payable by the Owner/Promoter to the relevant authorities up to and including this day have been duly paid and satisfied in full and there is no amount is outstanding or payable as on today on any count as mentioned above.
- b) No notice has at any time been received or served upon the Owner/Promoter or upon any other person on behalf of the Owner/Promoter by or from the government or any body or authority with regard to or any relating to the said plot property, or flat, along with piece of land appurtenant thereto nor has the Owner/Promoter done or suffered to be done anything as a consequence of which any such notice may be served upon the Investor/s/Purchaser/s after completion of the sale transaction.
- c) The Owner/Promoter duly paid and discharged all the Owner/Promoter's liability for all taxes whether imposed by state or central government arising in connection with this sale or pertaining to the said flat thereto, if any, and livable under law and shall indemnify and keep indemnified the Investor/s/Purchaser/s from and against the same in full. The Investor/s/Purchaser/s shall be liable to pay all kind of applicable taxes, etc. from the of receipt of the possession mentioned herein above.
- d) The Owner/Promoter assures and declares and warrants that there is no trust, covenant, document, act or order or any person(s) or authority (ies), preventing or prohibiting the Owner/Promoter from selling, transferring and conveying the said Flat/Apartment, more fully described in the **Schedule II** unto the Investor/s/Purchaser/s.
- e) The Owner/Promoter declares that (except if the Investor/s/Purchaser/s mortgaged the same) the said Flat hereby conveyed is not subject to any

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mortgage, lien, charge, encumbrance, attachment, claim for maintenance, lispendens, acquisition proceedings or any defect in title affecting the title of the Owner/Promoter or the right of the Owner/Promoter to convey the Flat hereby contained. Nor the Owner / Promoter have so far as received any notice of any suit or litigation of any Court or any Revenue Authority.

- f) The Owner/Promoter hereby affirms that they have not done or omitted to do or suffered any act, deed or thing whereby the said property or said is or be liable to be encumbered or impeached or affected in title in any manner whatsoever whereby the Owner/Promoter shall/ should or may be prevented from transferring or conveying the said Flat described in **Schedule II** hereunder to the Investor/s/Purchaser/s absolutely and forever as herein contained.
- g) The Owner/Promoter covenants with the Investor/s/Purchaser/s that the Investor/s/Purchaser/s shall from time to time and at all times hereafter peacefully and quietly enter into the said Flat more particularly described in **Schedule II** hereunder written and to possess and enjoy the same with full rights of ownership and disposal and receive all rents and profits thereof without any claim, let, interruption, hindrance, disturbance or demand whatsoever from the Owner/Promoter or any person or persons lawfully or equitably claiming under, through or in trust for him or any of the predecessors in title from where the Owner/Promoter derived the title.
- h) The Owner/Promoter shall at all times and from time-to-time do or cause to be done all such further acts, deeds, matters or things and execute or cause to be executed all further documents and writings as may be necessary and expedient in the opinion of the Investor/s/Purchaser/s for absolutely and effectively transferring, conveying, perfecting and/or assuring unto the Investor/s/Purchaser/s the title of the said Flat described in **Schedule II** hereunder.
- i) The Owner/Promoter hereby declares that they have paid all municipal taxes, charges, rates, cess, water charges and any other incidental outgoings, claims, demands or concerning the said property and said property till the date of Completion Certificate/Occupancy Certificate issued by the Nashik Municipal Corporation and in the event of any amount found payable or raised by any authorities subsequent to the date hereof, the Owner/Promoter shall at all times and from time to time pay the same merely on demand by the Investor/s/Purchaser/s and indemnify always

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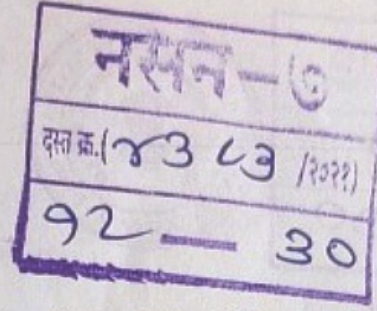


keep the Investor/s/Purchaser/s indemnified in full against any claim of any nature in respect thereof.

(V) **The Investor/s/Purchaser/s further undertakes and covenants that:**

**The Investor/s/Purchaser/s shall:-**

- A. Maintain the Flat / units at Investor/s/Purchaser/s own cost in good tenable repair condition from the date of possession of the unit is taken and shall not do or suffer or cause to be done anything in or to the building in which the Flat / Units are situated, staircase or any passage which may be against the rules, regulations or bye- laws or concerned local or any authority or change / alter or make addition in or to the building to which the Flat / units is situated and the Flat / units itself or any part thereof.
- B. Not to store in the Flat / units any goods which are of hazardous, combustible or dangerous nature or so heavy as to damage the construction or structure of the building in which the Flat / Units are situated or storing of which goods is object to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage the floors or any other structure of the building in which the Flat / Units are situated including entrances of the building in which the Flat / Units are situated and in any case any damage is caused to the building in which the Flat / units are situated or the Flat / Units Investor/s/Purchaser/s in this behalf, the Investor/s/Purchaser/s shall be liable for the consequence of the breach.
- C. To carry at his own cost all internal repairs by the said Flat / units Investor/s/Purchaser/s and maintain the Flat / Units delivered by the Owner/Promoter to the Investor/s/Purchaser/s and shall not do or suffer to be done anything in or to the Flat / Units are situated or the Flat / Units which may be given the rules and regulations and bye- laws if the concerned local authority and in the event of the Investor/s/Purchaser/s committing any act in contravention of the above permissions, the Investor/s/Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- D. Not to demolish or cause to be demolished the Flat / Units or any part thereof or at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat / units or any part thereof not any alteration in the elevation and outside colour scheme of the building in which the Flat / Units and appurtenances thereto in good tenable repair and protect the other



parts of the building in which the Flats / Units are situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat / Units without the prior written permission of the Owner/s/Promoter/s and / or the society or limited company/ or association.

- E. Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat / Units are situate or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- F. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat / Units in the compound or any portion of the said land and the building in which the Flat / Units are situated.
- G. The Investor/s/Purchaser/s shall observe and perform all the rules and regulations of the Deed of Declaration of "**SAMRAAT SYMPHONY APARTMENT**". The Deed of Declaration has been registered in office of the Sub Registrar, Nashik vide serial no. **4243/2018** on dated **05/09/2018**.
- VII.** The Investor/s/Purchaser/s have received all the documents of title and in his/her/their possession pertaining to the **Schedule I** and **Schedule II** mentioned Properties as well as acknowledgement receipt of vacant possession of the **Schedule II** mentioned flat.
- VIII.** The Investor/s/Purchaser/s acknowledges that the Owner/ Promoter has completed his part of contract in all respect, and it is the sole responsibility of the Investor/s/Purchaser/s to maintain the said flat on their own cost.

**IN WITNESS WHEREOF THE ABOVE NAMED OWNER/PROMOTER AND INVESTOR/S/PURCHASER/S HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY HEREINABOVE WRITTEN**

**SCHEDULE - I**

Description of the Said Land

All those pieces and parcels of land or ground bearing Survey No. 899/1+ 899/2/1 + 899/3/1/84 bearing Plot No.84 admeasuring 7578.49 square meters situate at village Nashik, Taluka Nashik, District Nashik and within the limits of Nashik Municipal

12/11/2018  
8363 / 2018  
93 - 30



Corporation and within the jurisdiction of the Sub Registrar Nashik and bounded as under:-

- On or towards the East : S. No. 898
- On or towards the West : 9.00 Mtrs. Colony Road
- On or towards the North: 6.00 Mtrs. Colony Road
- On or towards the South: S. No. 899 (Part)

**SCHEDULE - II**

Description of the said Flat/Apartment

Carpet area of flat about **56.59** square meters i.e. **609.00** square feet.

**Saleable Area about 75.27 Square meters i.e. 810.00 Square feet.**

1. Flat/Apartment. **H-302** (AS PER BOOKING PLAN)
2. Floor: **THIRD**
3. Building Name: **BHAIRAVI**
4. Wing: **"H" Wing**
5. In the project to be known as **"SAMRAAT SYMPHONY APARTMENT"**.

Said flat bounded as:-

- East : G-301.
- West : Common Staircase / Lobby.
- North : H-303 / Open Duct.
- South : Side Margin.

**AND**

Along with Covered Car Parking space Number **CP - 179** has been allotted as detailed in the Agreement of Sale.

*[Handwritten signature]*

*[Handwritten signature]*

Nisha N. Bhangre

12/11/2019  
8363 (2019)  
93 - 30



Corporation and within the jurisdiction of the Sub Registrar Nashik and bounded as under:-

- On or towards the East : S. No. 898
- On or towards the West : 9.00 Mtrs. Colony Road
- On or towards the North: 6.00 Mtrs. Colony Road
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5. in the project to be known as **"SAMRAAT SYMPHONY APARTMENT"**.

Said flat bounded as:-

- East : G-301.
- West : Common Staircase / Lobby.
- North : H-303 / Open Duct.
- South : Side Margin.

**AND**

Along with Covered Car Parking space Number **CP - 179** has been allotted as detailed in the Agreement of Sale.

*Handwritten signature*

*Handwritten signature*

Nisha N. Bhangre

नसपन-७  
 13) मासिक २३२३ (२०२२)  
 १४ — ३०



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND DATE FIRST HEREIN ABOVE MENTIONED.

SIGNED SEALED AND DELIVERED

By the within named "said  
 "OWNER/PROMOTER"

M/s. SHWETA INFRASTRUCTURE & HOUSING  
 (INDIA) PVT. LTD.

Through its Director,

MR. SUJOY JAYANT GUPTA

)  
 )  
 )  
 )  
 )  
 )  
 )



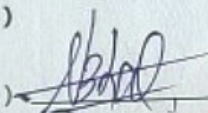




SIGNED SEALED AND DELIVERED

by the within named said "Investor/s/Purchaser/s

(1) MR. NITIN NANDKUMAR BHANGE



)  
 )  
 )  
 )  
 )  
 )

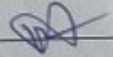
(2) MRS. NISHA NITIN BHANGE

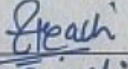
) Nisha N. Bhang

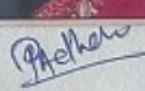
)

In the Presence of:

1.   
**NAME:** Ishhad Hassan  
 Add: Samraat Headquarter, 7<sup>th</sup> Lane,  
 Satpur MIDC Road, NICE Area,  
 Nashik 422007.

2.   
**NAME:** Prachi Acharya.  
 Add: Samraat Headquarter, 7<sup>th</sup> Lane,  
 Satpur MIDC Road, NICE Area,  
 Nashik 422007.





नसन-७  
 दस्त क्र. (४३८३ / २०११)  
 १६ - ३०



**नाशिक महानगरपालिका, नाशिक**

इमारत बांधकामाचा वापर करणे बाबतचा दाखला  
 (पूर्वा/भागशः)


जायक क्र./नवि/१९८७७/३४  
 दिनांक : ११/०७/२०१७

No. A 19477

श्री./श्रीमती बेता इन्फोस्ट्रक्चर अँड होसिंग (ई) प्रा.कि. लॅफे व्हेचो  
सुजाय जे. गुप्ता  
 संदर्भ : तुमचा दिनांक २४/०७/२०१७ चा अर्ज क्रमांक बीप/ओसी/३८५४

महाशय,  
 दाखला देण्यात येतो की नाशिक शिवारातील / सि.स.नं., स. नं. १९९/१+१९९/२/१+१९९/३  
 प्लॉट नं. ४ मधील इमारतीच्या तळ पाकिंग सात मजले बीडीपी न  
मजल्याचे इकडील बांधकाम परवानगी क्र. बीप/२५४/५९९९ दिनांक २२/१२/२०१६ अन्वये  
 दिल्याप्रमाणे आर्किटेक्ट/सुमरबसवार, श्री. तपस्या एव. वेडाके  
 यांचे निरिक्षणाखाली पूर्ण झाली असून निवासी / निवासेत / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून  
 इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.  
 त्याचे एकूण बांधकाम क्षेत्र ४३८३.७६ चौ. मी. चौ.मी.  
 व चटई क्षेत्र ७५९३.९९ चौ. मी. चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेत/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बंध संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- बाल्कनी व्हे लडगेड फी २.२.२९२०००१-पा.न कु.नं. ६५/१९९९  
दि. १९/०७/२०१७ अन्वये भरलेले आहे. (९) फीथ नॅमिनेशन व्हॉ  
२.२.२९२०००१-पा.न कु.नं. ३०१९९९ दि. ३१/०७/२०१७ अन्वये

  
 कार्यकारी अभियंता  
 नगर रचना विभाग  
 नाशिक महानगरपालिका, नाशिक



# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्व/भागशः)

जाचक क्र./नशि/१९४५२/२५८८

दिनांक : १८/०५/२०१७

No. A

19452

श्री./श्रीमती मे. शेवता इन्फ्रास्ट्रक्चर डॉ. होसींग (ड) प्रा. लि. लफे  
संचालक अर्जोयि बंधन गुप्ता

संदर्भ : तुमचा दिनांक १८/०५/२०१७ चा अर्ज क्रमांक जी५/ओसी/१३०८

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / सि.स.नं., स. नं. २२१९ + २२१२१ + २२१३१/८४

प्लॉट नं. ८४ मधील इमारतीच्या तळ पाकिंग + सात मजले (बील्डिंग २

मजल्याचे इकडील बांधकाम परवानगी क्र. जी५/२५४/५७८६ दिनांक १२/१२/२०१६ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. तापस्या एच. बेडके

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी / निवासेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६०४५.६९ चौ.मी. चौ.मी.

व चटई क्षेत्र ६३२८.८४ चौ.मी. चौ.मी.

- सदर इमारतीचा वापर निवासी / निवासेतर / शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिष्ठाक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- बांधकाम विकास शुल्क व.नं. १११५३०१-व क्रमांक २ वॉल्यूम २४०१-पा.व नं. २०१६३६ दि. १०/०१/१७ अन्वये अर्क
- सेस-चाजिस २०६३०१-पा.व नं. ६२४७३७ दि. १०/०१/१७ अन्वये अर्क आहे.
- वाळकनी वंद तडजोड फी व.नं. १५६०००१-पा.व नं. १६४७३७ दि. १०/०१/१७ अन्वये अर्क आहे.

कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक

नसन-७  
क्र. ४३८३/२०१७  
१७-३०





# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 22910

(पूर्ण/अंशमय)

जावक क्र./ननिवि/वीथी/22990/2019

दिनांक : 99/03/2019

श्री./श्रीमती श्वेता इन्फ्रास्ट्रक्चर ग्रॅड होसींग (ई) प्रा. लि. तर्फे वॉचमन पॅन क्रमांक : AA5C54306F

सुजाय जयंत मूला प्रकल्पाचे ठिकाण व पत्ता : सम्राट सिफनी, नगरे नगर, हीटेक रोड, हवनपारमिता

मुंबई-आग्रा रोड, नाशिक - 422009 आने वीथी/ओसी/पुन्य 98/1/2019  
व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. 4311250

महाशय, दाखला देण्यात येतो की, नाशिक शिवारातील/सि.स.नं., स.नं. ceel/9+ceel/2/9+ceel/3/19

प्लॉट नं. 58 अं.भू. क्र. - मधील इमारतीच्या तळ + वसात मज्जे (विंग्स ई)

मजल्याचे इकडील बांधकाम परवानगी क्र. वीथी/वीथी/202/2019 दिनांक 08/12/2019 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. नपवरा एच. वेडाके रजिस्ट्रेशन क्र. CA/2004/333

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

1) एकुण बांधकाम क्षेत्र 9228E.44 या पैकी निवासी 9502.43 निवासेतर - चौ.मी.

2) एकुण चटई क्षेत्र 9038.55 या पैकी निवासी 9038.55 निवासेतर - चौ.मी.

3) एकुण पार्किंग क्षेत्र - या पैकी निवासी - निवासेतर - चौ.मी.

कारणाकरिताच करता येईल.

1) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

2) अग्निशमन विभागाचा अंतिम दाखला क्रमांक AMC/FIRE/WST/21/RES/24/2019 अ. 02/01/2019

3) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक -

4) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

5) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

6) \_\_\_\_\_

नसन-6  
क्र. (8343/2019)  
94-30



सु. नि. नि. नि.  
सहायक सचालक नगररचना  
नाशिक महानगरपालिका, नाशिक



नसन - २  
दस्त क्र. (23.62) 2096  
21/08  
Annexure "5"

Copy of the Commencement Certificate



1/3

**NASHIK MUNICIPAL CORPORATION**

NO: LND/BP/ 03527/5648/14

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE: 13/03/2014

**SANCTION OF BUILDING PERMIT  
AND  
COMMENCEMENT CERTIFICATE**

TO: Shweta Infrastructure & Housing (I) Pvt. Ltd. Through Director Shri Sujoy  
Jayant Gupta.

C/o. Ar. Tapasya H. Bendale & Stru. Engg. Rajesh K. Ladhad Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 84

Of S.No. 899/1+899/2/1+899/3/1/84 of Nashik Shiwar.

Ref - Your Application & Plan dated: 22/07/2013 Inward No. B3/BP/2253/93

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, No. LIX of 1949) to erect building for Residential Purpose as per plan duly amended in ----- subject to the following conditions.

**CONDITIONS ( 1 to 42 )**

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- 6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.