

110/1802
Monday, May 21, 2018
12:35 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M


पावती क्र.: 2582 दिनांक: 21/05/2018

गावाचे नाव: गोदे दुमाला
दस्तऐवजाचा अनुक्रमांक: इगत-1802-2018
दस्तऐवजाचा प्रकार: सेल डीई
सादर करणाऱ्याचे नाव: बेबी ओंकार जगताप

नोंदणी फी रु. 100.00
दस्ता हाताळणी फी रु. 380.00
पृष्ठांची संख्या: 19

एकूण: रु. 480.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
12:42 PM ह्या वेळेस मिळेल.


Sub Registrar Igatpuri

बाजार मूल्य: रु. 1165552/-
मोबदला रु. 1282800/-
भरलेले मुद्रांक शुल्क : रु. 100/-

दुर्यम निबंधक श्रेणी-१, इगतपुरी


21/05.

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 380/-

नोंदणी फी माफी असल्यास सपशिल :-

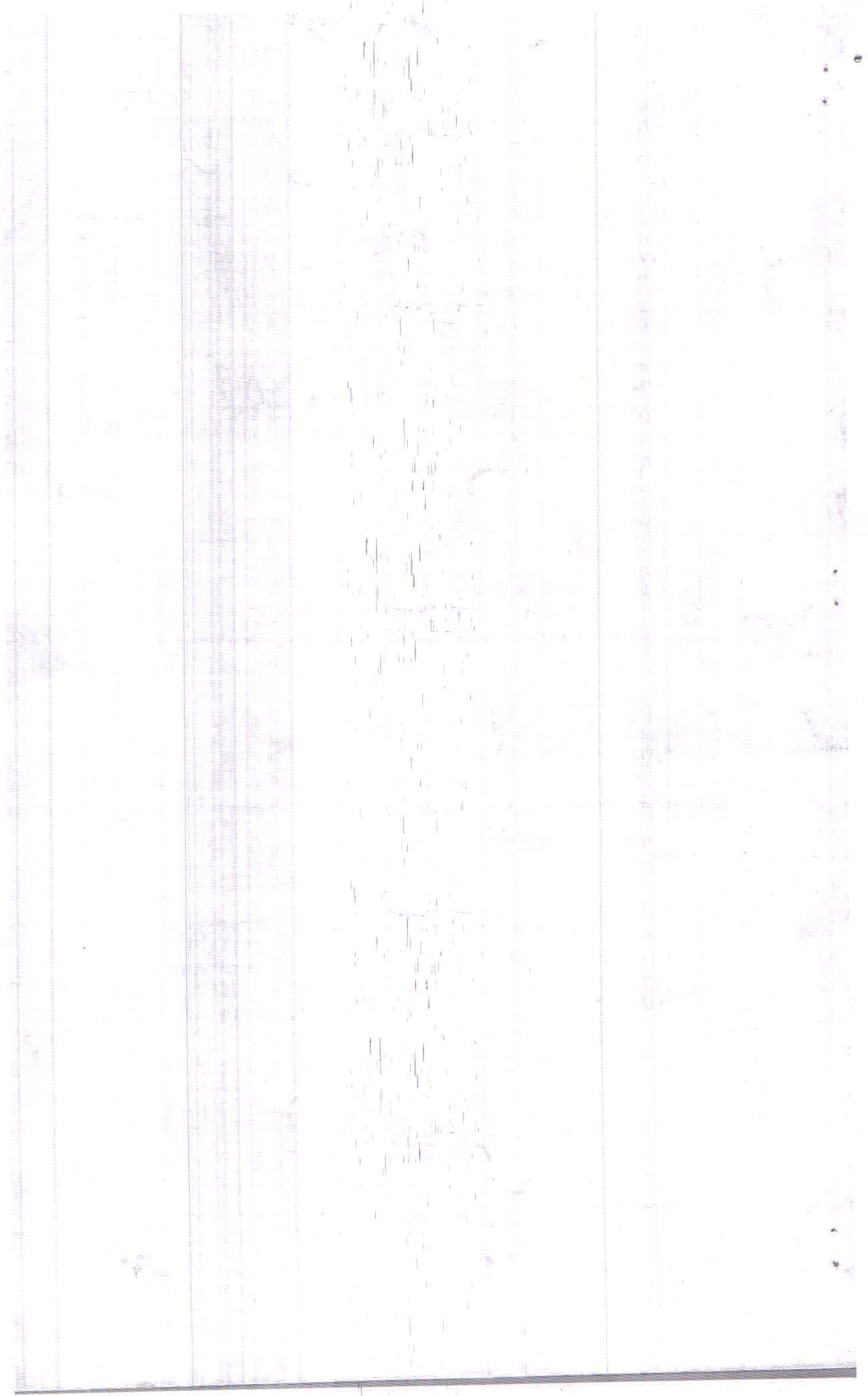
- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping lack of adjusted fees

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21/05/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्त क्रमांक : 1802/2018

नोदणी :

Regn:63m

गावाचे नाव : गाँदे दुमाला

- (1) विलेखाचा प्रकार सेल डीड
 (2) मोबदला 1282800
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1165552

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक इतर वर्गन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पैकी मोजे गाँदे दुमाला गावाच्या शिवारीतील गट नंबर 607/2 +629 पैकी यासी प्लॉट नंबर 1 यासी क्षेत्र 8981.00 चौ.मी बर बांधण्यात आलेली आनंदवन या टाऊनशिप मधील टॉवर भे विंग भे 3 या इमारतीतील पहिल्या मजल्यावरील फ्लॉट नंबर 102 यासी कारपट क्षेत्र 41.911 चौ.मी. बांधीव क्षेत्र 55.741 चौ.मी हिमिळकत. ((GAT NUMBER : ६०७/२+६२९ ;))

(5) क्षेत्रफळ

1) 55.741 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-नेसर्स सर्वप्रथम डेव्हलपर्स प्रा.ली तर्फे डायरेक्टर आनंद देवराज छट्टर यांचे स्पे मु म्हणुन योगेश शिवराम आहेंद बय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं ४०३, सुसरा मजला धोतीर्णी एम जी रोड, न्यू दिल्ली, रोड नं:-, दिल्ली, दक्षिण पश्चिम दिल्ली. पिन कोड:-110030 पॅन नं:-AACCV4052E

2): नाव:-आनंद देवराज छट्टर यांचे स्पे मु म्हणुन योगेश शिवराम आहेंद बय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जी-६/२, फेज १, डी.ल.एफ गुरगाव, रोड नं:-, हरियाणा, गुरगाव. पिन कोड:-122002 पॅन नं:-AHHPK4496L

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-बेबी ओंकार जगताप बय:-50; पत्ता:-, -, -, एसगांव उपकेंद्र, तालुका मालेगाव, जिल्हा नाशिक, अंशाळगावार्जण सिटी, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-423203 पॅन नं:-AJTPJ5247J

(9) दस्तऐवज करून दिल्याचा दिनांक

19/05/2018

(10) दस्त नोंदणी केल्याचा दिनांक

21/05/2018

(11) अनुक्रमांक, खंड व पृष्ठ

1802/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

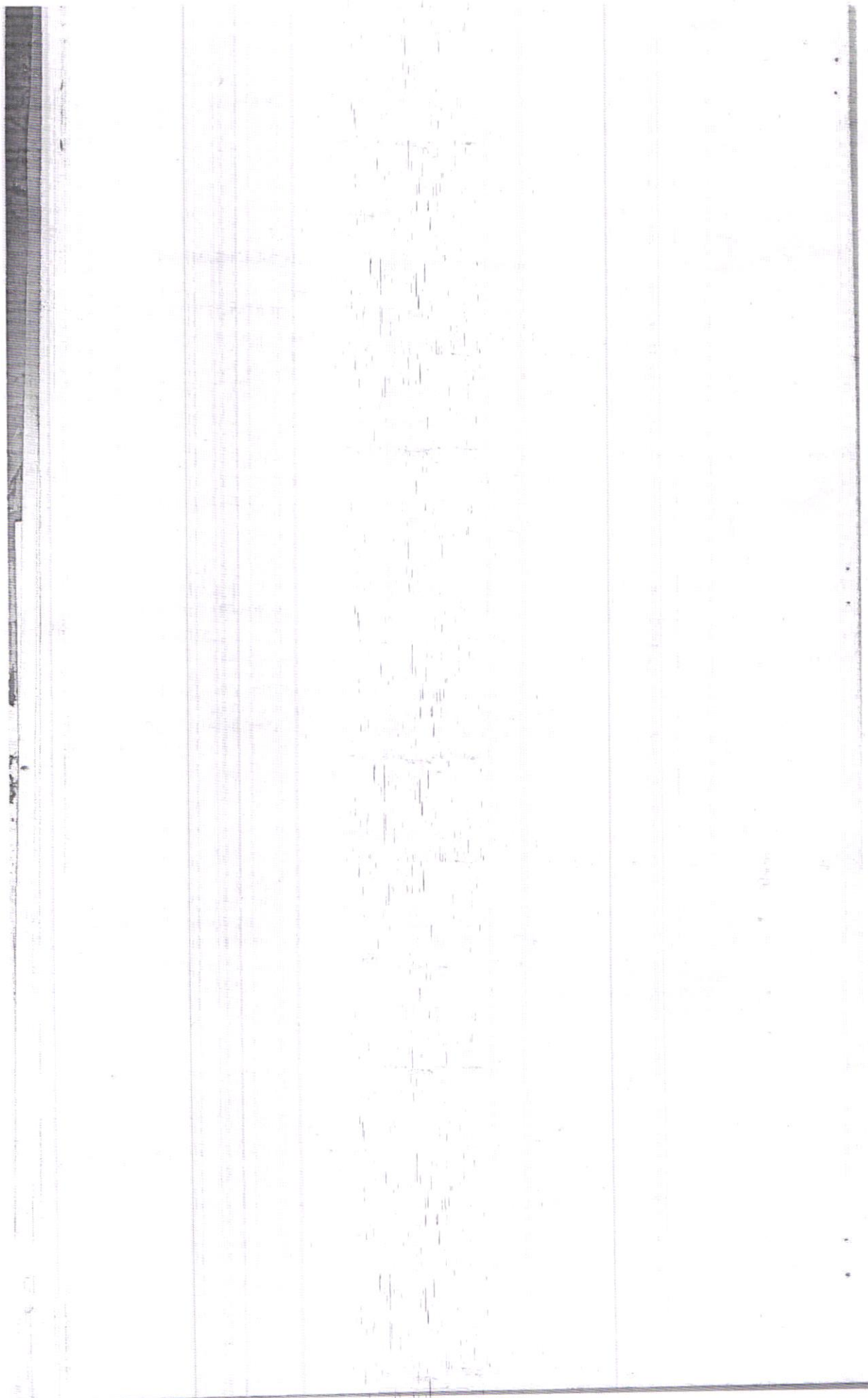
(14) शेर

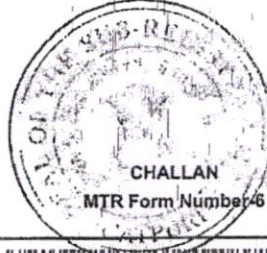
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही



अस्सल वरहुकुम नकल
 21/5/18
 दुय्यम निबंधक, इगतपुरी

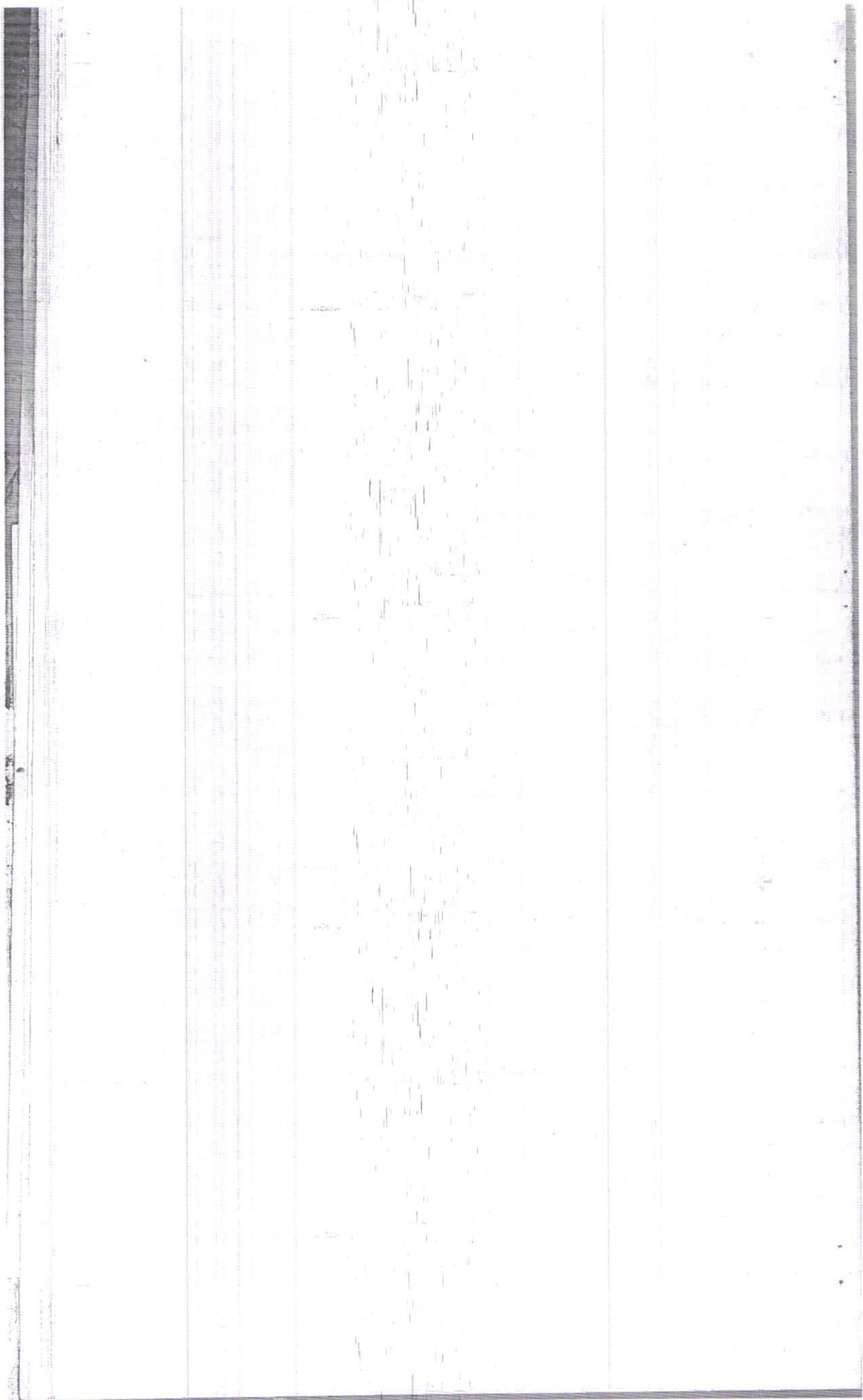




इगत
9202 / 2090
9 / 92

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|------------------------------------|--|--------------------|--|---|---|
| MH001736705201819E | BARCODE | Date | 19/05/2018-18:12:42 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | | | |
| Stamp Duty | Payer Details | | | | |
| Mode of Payment | Sale of Non Judicial Stamps IGR Rest of Maha | | | | |
| Company Name | IGT_IGATPURI SUB REGISTRAR | | TAX ID (If Any) | | |
| Location | NASHIK | | PAN No.(If Applicable) | | |
| Period | 2018-2019 One Time | | Full Name | Sarvpratham Developers Pvt Ltd | |
| Account Head Details | Amount in Rs. | Premises/Building | Flat/Block No. | Flat No 102 Tower A Wing A3 S No 607/2 629p | |
| 30046401 Sale of NonJudicial Stamp | 100.00 | Road/Street | Anandvann | | |
| | | Area/Locality | Gonde Dumala | | |
| | | Town/City/District | | | |
| | | PIN | 4 2 3 2 0 3 | | |
| | | Remarks (If Any) | SecondPartyName=Mrs Baby Onkar Jaglap- | | |
| Total | 100.00 | Amount in Words | One Hundred Rupees Only | | |
| Payment Details | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | |
| Cheque/DD No. | | | Bank CIN | Ref. No. | 00040572018051976379 IK00PJUSH4 |
| Name of Bank | | | Bank Date | RBI Date | 19/05/2018-18:14:15 Not Verified with RBI |
| Name of Branch | | | Bank-Branch | STATE BANK OF INDIA | |
| | | | 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. Mobile No. : 0000000000
इतर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.





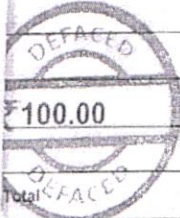
इगत

रस्ता क्रमांक (9402 / 2018)

2 / 9e

RN MH001736705201819E **BARCODE**  Date 19/05/2018-18:12:42 Form ID 25.1

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|--|--|--|--|---|--|
| Department Inspector General Of Registration | | Payer Details | | | |
| Stamp Duty | | TAX ID (If Any) | | | |
| Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha | | PAN No.(If Applicable) | | | |
| Office Name IGT_IGATPURI SUB REGISTRAR | | Full Name | | Sarvpratham Devlopers Pvt Ltd | |
| Location NASHIK | | Flat/Block No. | | Flat No 102 Tower A Wing A3 S No 607/2 629p | |
| Year 2018-2019 One Time | | Premises/Building | | | |
| Account Head Details | | Amount In Rs. | | | |
| 030046401 Sale of NonJudicial Stamp | | 100.00 | | Road/Street Anandvann | |
| | | | | Area/Locality Gonde Dumala | |
| | | | | Town/City/District | |
| | | | | PIN 4 2 3 2 0 3 | |
| | | Remarks (If Any) | | | |
| | | SecondPartyName=Mrs Baby Onkar Jagtap- | | | |
| | | Amount In | | One Hundred Rupees Only | |
| | | Words | | | |
| Total | | 100.00 | | | |



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| Payment Details STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | Bank CIN | Ref. No. | 00040572018051976379 | IK00PJUSH4 |
| Cheque/DD No. | | Bank Date | RBI Date | 19/05/2018-18:14:15 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| 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
 Mobile No. : 0000000000

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|--------------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-110-1802 | 0000979382201819 | 21/05/2018-12:32:44 | IGR324 | 100.00 |
| Total Defacement Amount | | | | | 100.00 |

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and



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| इगत |
| दस्त क्रमांक (9202 / 2096) |
| 3 / 9e |

Zone No. : 27.1
Valuation of Family Unit Rs. 11,65,552/-
Cost Family Unit Rs. 12,82,800/-
Stamp duty of Rs. 64,200/- Paid on 17/03/2016
Document Registration No. 716/2016 Dated 17/03/2016

SALE DEED

THIS SALE DEED MADE AND EXECUTED AT IGATPURI ON THIS DAY OF MAY., IN THE CHRISTIAN YEAR TWO THOUSAND EIGHTEEN A.D.



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| 5017 |
| दस्त क्रमांक (9602 / 2096) |
| 8 / 92 |

1. M/S. SARVPPRATHAM DEVELOPERS PVT. LTD.

Formerly known as Vinner Land Base Pvt. Ltd.
A company Registered under Companies Act 1956,
Having its registered office at -403, 2nd floor, Ghitorni, M. G. Road,
New Delhi 110030.
Pan no. : - AACCV 4052 E
Through Its Director
MR. ANAND KHATTAR
Age: -46, Years, Occ.: - Business.

2. MR. ANAND KHATTAR

Age: -46, Years, Occ.: - Business
Pan no. : AHHPK 4496 L
R/at. - G- 6/ 2 - Phase 1 - I, DLF Gurgaon 122002.

Hereinafter referred to as "The Vendor" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns etc.) **OF THE FIRST PART.**

AND

MRS. BABY ONKAR JAGTAP

Age: - 50 Years, Occ - Service
Pan No : AJTPJ5247J
R/at. Yesgaon Upkendra, Tal:- Malegaon, Dist. Nashik -423203

Hereinafter referred to as "THE PURCHASER " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her heirs, legal representatives, executors, administrators, successors and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

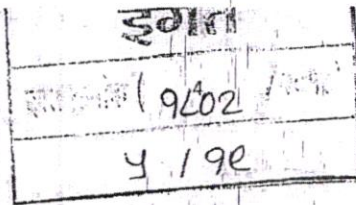
1.WHEREAS the property mentioned in Schedule "I" herein below bearing Gat No. 607 / 2 + 629 P, Plot No. 1, admeasuring 8981.00 sq.mtr , lying and being at Gonde Dumala Shivar, within the limits of Igatpuri Grampanchayat and Registration and Sub- Registration Taluka Igatpuri, District Nashik more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property" is owned by Vendor (Hereinafter called as "The Owner")

AND WHEREAS out of the said Property i.e. Gat no. 607 / 2, admeasuring 3H. 36 R. + Pot Kharaba 0 H. 15 R. was purchased by the Vinner Land Base Pvt. Ltd. i.e. Vendor No. 1 from the previous owner Shri. Lalit Mohanlal Sakhla & Sau. Vidya LalitSakhla by registered Agreement of Sale and Deed of Conveyance (Sale deed) dated 01/09/2007 & 17/01 /2008 respectively. Which was duly registered at the office of Sub-Registrar, Grade I, Igatpuri at document Sr. No. 1882 & 144 respectively. On the basis of the said sale Deed Mutation Entry No. 2495 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS out of the said Property i.e. area admeasuring 0H. 64.6 R. out of Gat no. 629 from Northern side was purchased by the Vendor No. 2 from the previous owner Shri. Raju Balwant Nathe , Shri. Vijay Balwant Nathe & Shri. Gulab Balwant Nathe with consent of Indubai Blawant Nathe and others 2 by registered Sale Deed dated 02/07 /2008 which was duly registered at the office of Sub-Registrar, Grade I, Igatpuri at document Sr. No. 1644. On the basis of the said sale Deed Mutation Entry No.2532 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS Gat no. 607 / 2 admeasuring 3H. 36 R. + Pot Kharaba 0 H. 15 R. Was owned by vendor no. 1 and area admeasuring 0H. 64.6 R. out of Gat

Table with multiple columns and rows, containing faint text and numbers. The table is oriented vertically on the page. The columns are separated by vertical lines, and the rows are separated by horizontal lines. The text within the cells is mostly illegible due to the low resolution and blurriness of the scan.



no. 629 was owned by Vendor no. 2. Vendor no. 1 & 2 have prepared joint layout for the s. no. 607/ 2 and 629 which was approved by the Assistant Town Planning vide their layout permission No. Ja. Kra. Bishep / Rekhankan / Mauje Gonde Dumala Tal. Igatpuri / G. No. 607/ 2 , 629 P / Sansana / 3053 dated 30/12/2014. The Nonagricultural permission was also issued by the Sub-divisional officer Igatpuri Trambakeshwar Sub - division vide their order no. Jamabandi / NASR / 65/ 2014, dated 05/01/2015. The said Vendors are the absolute and exclusive owner and otherwise to well and sufficiently entitled to the said property.

AND WHEREAS Vinner Landbase (P) Ltd. was the purchaser in the Agreement of sale dated 01/09/2007 and Deed of Conveyance (Sale deed) dated 17/01/2008. But the said company has changed its name as M/s. Sarvpratham Developers Pvt. Ltd. vide order of Assistant Registrar of companies on 12/ 09 /2014.

AND WHEREAS the vendor no.1 & 2 have executed a Memorandum of understanding amongst themselves by which they have decided that vendor no. 1 will carry out the construction on the said land which is owned by Vendor no. 1 & 2, the expenses of the construction will be borne by the Vendor no. 1 and Vendor no. 2 has also agreed that all the payment in respect of the said flats will be received by Vendor no. 1. Vendor no. 2 will not raise any objection for the same.

AND WHEREAS by virtue of the said sale deed in respect of the said property, the Vendor as Vendor of the said property has absolute right to develop the said property by constructing a building thereon and enter into Agreement for Sale of the tenements to the prospective Purchasers at such price and to decide the terms and conditions as the Vendor may deem fit and right to construct a building on the said property and sell the flats and other constructions and to appropriate the sale proceeds thereof.

AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential tenements thereon:

AND WHEREAS the plans for the construction of the building consisting of residential areas and other premises is approved by the Sub- divisional officer Igatpuri Trambakeshwar Sub- division vide their order no. Ja. Kra. Bamp/ Mau. Gonde Dumala, Ta. Igatpuri / Gat No. 607/ 2 & 629/ Sansana / 253 dated 30/01/2015.

2. Accordingly the construction of the **ANANDVANN** on plot no.1 is commenced and completed by the Vendor and Sub-divisional officer Igatpuri Trambakeshwar Sub- division has issued Completion Certificate having No.Ja .Kra / U.V.A / I.Tra. / 447 / 2017 Dated 10/07/2017 for Tower A & F The **ANANDVANN** having independent units having independent approach to each unit and also having all required facilities and civic amenities as per the approved and sectioned Building plans.

AND WHEREAS the Vendor has decided to sell of the said Unit i.e. **Flat No 102, Tower A, Wing A3** in the said Building Known as **ANANDVANN** to different purchasers including the purchaser herein and to convey to each of the purchasers as undivided portion or interest in the entire plot of land i.e. Gat No 607/2+629P,Plot No.1 admeasuring 8981.00 sq. mtrs lying and being at Gonde Dumala Shivar, within the limits of Igatpuri, Grampanchayat and Registration and Sub- Registration Taluka Igatpuri, District Nashik more particularly described in the Schedule hereunder written with full proprietary rights such as the Vendor derives from his/her/their title as bonafied Developer in each Flats constructed in the building know as **ANANDVANN** to each separate Purchaser.

AND WHEREAS the Purchaser above named offered purchase from the vendor self contained **Unit Flat No.102 (One Hundred Two)** of the said





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| दस्त क्रमांक (9102 / 2016) |
| ₹ 192 |

ANANDVAN having **Built up area 55.741 Sq. Mtrs.** (hereinafter referred to as "The said Flat") and more particularly described in the Schedule written for a total purchase price **Rs. 12,82,800/- (In Words Twelve Lakh Eighty Two Thousand Eight Hundred Only)** On the terms and conditions mutually agreed between the Vendor and Purchasers herein.

AND WHEREAS the Vendor herein had accepted and confirmed the said offer by an **Agreement for sale** made on **17/03/2016** with the purchaser containing terms and conditions which the vendor was prepared to sell the said flat to the purchaser. The same was registered in the office of Sub-Registrar Igatpuri at **Sr. No.716/2016**

AND WHEREAS the Purchaser also confirmed and agree to purchase the said Flat for a total price of **Rs. 12,82,800/- (In Words Twelve Lakh Eighty Two Thousand Eight Hundred Only)** receipt of which the Vendor hereby admits and acknowledges and from which the vendor has also given separate receipt to the Purchaser.

AND WHEREAS as per the terms and conditions agrees upon the vendor has already delivered vacant and peaceful possession of the said **Flat No 102 Tower A, Wing A3 of ANANDVANN** Accordingly the purchaser having understood the housing scheme of **ANANDVANN** and particularly the scope and extent of the said flat & terms and condition and consideration in respect of the sale purchase of the said unit were negotiated and finalised the same are recorded by the parties hereto execution of these presents.

AND WHEREAS the purchaser as per the terms and condition of these presents had discharged all obligations on his part including the payment of consideration of the said unit from time to time. The Vendor have received the said entire consideration from the purchaser. The transaction has been completed However it is necessary that the said unit finally conveyed in favour of the purchaser together with its right, title and interest ownership thereof, hence this sale Deed of Final Conveyance of the said unit.

NOW THIS DEED OF FINAL SALE OF AN APARTMENT WITNESSETH AS UNDER:

1. In pursuance to the terms and conditions agreed by and between the parties hereto and upon having received the total amount of consideration in respect of the said **Flat bearing No.102 Built up area 55.741 Sq. Mtrs.** having ownership, more particularly described in the Schedule II written hereunder, from the purchaser the vendor to hereby sale, alienate, transfer, assign and convey all the piece and parcel of the said **Flat bearing No. 102 built up 55.741 Sq. Mtrs.** total consideration of **Rs. 12,82,800/- (In Words Twelve Lakh Eighty Two Thousand Eight Hundred Only)** which the purchaser has paid unto the vendor and the vendor has received the same **excluding service tax** before the execution of this final conveyance.

The purchaser had paid the as per following amount to vendor.

| Amount (Rs.) | Stage |
|--------------|--|
| 51,000/- | (In Words Fifty One Thousand Only) Paid by Cheque No.030236 dated 24/09/2015 drawn on IDBI Bank, Branch Malegaon. |
| 77,187/- | (In Words Seventy Seven Thousand One Hundred Eighty Seven Only) Paid by Cheque No.030239 dated 04/11/2015 drawn on IDBI Bank, Branch Malegaon. |



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| ५०११ |

- (In Words Five Thousand Nine Hundred Thirty Three Only) Paid by Cheque No.000024 dated 01/02/2016 drawn on NDCC Bank, Branch Malegaon.
- 4,95,170/- (In Words Four Lakh Ninety Five Thousand One Hundred Seventy Only) Paid by Cheque No.452780 dated 02/04/2016 drawn on HDFC Bank, Branch Mumbai.
- 3,70,930/- (In Words Three Lakh Seventy Thousand Nine Hundred Thirty Only) Paid by Cheque No.536379 dated 06/06/2016 drawn on HDFC Bank, Branch Mumbai.
- 1,23,643/- (In Words One Lakh Twenty Three Thousand Six Hundred Forty Three Only) Paid by Cheque No.677298 dated 14/09/2016 drawn on HDFC Bank, Branch Mumbai.
- 87,229/- (In Words Eighty Seven Thousand Two Hundred Twenty Nine Only) Paid by Cheque No.810137 dated 31/12/2016 drawn on HDFC Bank, Branch Mumbai.
- 71,708/- (In Words Seventy One Thousand Seven Hundred Eight Only) Paid by Cheque No.930714 dated 13/04/2017 drawn on HDFC Bank, Branch Mumbai.

Rs. 12,82,800/- (In Words Twelve Lakh Eighty Two Thousand Eight Hundred Only)

The Vendor hereby admits and acknowledges receipt of Rs. 12,82,800/- (In Words Twelve Lakh Eighty Two Thousand Eight Hundred Only) excluding Service Tax paid by the purchaser to him.

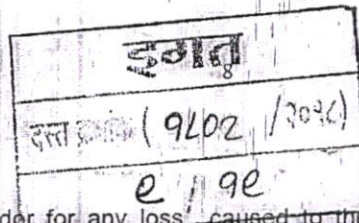
2. The Vendor has handed over vacant and peaceful possession of the said flat to the purchaser before execution of this conveyance and the purchaser is entitled to retain the same forever.
3. The Purchaser has obtained ownership right title and interest on the said Residential family unit. The Built up of the said flat admeasures 55.741 Sq. Mtrs. The Purchaser is aware of the meaning the terms Built-up area and accordingly, the carpet area shall have clear dimensions from unfinished wall to unfinished wall including the balcony. No deductions shall be made for structural members of building like columns, beams, shafts, skirting, dados in the room, passages, bathroom door jambs, openings, built in cupboard, shelves in the walls at floor level shall be considered as full dimensions for built up area measurement. The Purchaser has satisfied himself about the said Built up area of the said Flat unit and has no complaints regarding, he also having inspected verified and satisfied himself, regarding the quality of construction of the ANANDVANN and particularly the said residential unit in it, together with the amenities provided therein and the purchaser has no reservation or objections or complaints of whatsoever nature. So also the purchaser has understood has scope and extent of use and enjoyment of the general and common areas and facilities.
4. The Purchaser is entitled to deal with and dispose of the said Flat as per his wish in favour of any person, firm or institution and at such consideration that he may deem fit.

Baby Jagtap



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| दस्तावेज क्रमांक | 9202 / 2096 |
| दिनांक | 1/1/98 |

5. The Purchaser is entitled to use and occupy the said family unit for the purpose of Residential use of Ghatpura.
6. The Purchaser undertakes to pay all Municipal, Revenue and other taxes Society Maintenance charges for the time being applicable to and that may be imposed in future in respect of the said Flat as owner.
7. Electricity connection for the said Flat will be of the ownership of purchaser and he will be liable to pay the electricity bill thereof
8. The Vendor hereby declare and assures the purchaser.
 - a) That the Flat is a rectangular shape apartment admeasuring **Built up area 55.741 Sq. Mtrs** attached as per the approved building plan.
 - b) The Vendor are fully authorized and empowered to sell, transfer and convey the said family unit as its absolute legal owner unto the Purchaser.
 - c) The said family unit and every part thereof is free from all encumbrances of whatsoever nature.
 - d) The title of the said Flat is clear, valid and marketable.
 - e) The Vendor have not subjected the said family unit to any charge by any mortgage, lien, lease, gift, will, surety, attachment, injunction any oral or written Agreement, in heritage or otherwise and Vendor agree to indemnify Purchaser from and against any charge, encumbrances or defect in the title of the said flat if found.
9. The Purchaser themselves with an intention to bring all persons into whose hands the said flat may come, do hereby covenant with the vendor as follows:
 - a) To maintain the said Flat at the Purchasers own cost in good and tenatable repair and condition from the date of possession is taken and shall not do or suffer to be done anything in or around the building in which the said Flat is situated or staircase or any passage which may against the rules, regulations and by-laws of the concerned local or other authority.
 - b) To obey and abide by the rules, regulation and by-laws of the Apartment that may be formed and pay all maintenance charges in respect of the Flat premises promptly and regularly.
 - c) The Purchaser shall not do any work which would jeopardize the soundness & safety of the property or which will cause nuisance for the use and occupation of the said unit for residential purpose or the act which will reduce the value or in where any easement available to the said property.
 - d) For performing any installation, alteration or repairs to the drainage, as well as water connection or any other such repairs etc, the purchaser who has been allotted the garden places, marginal spaces etc. will not take any objection for entry into such places for such installation, alteration or repairs as mentioned above provided that requests for entry are made in advance and that such entry is at a time convenient to such purchaser. In case of an emergency, such right of entry shall be immediate.
10. The Purchaser agrees that he is satisfied about the quality of the construction He further agrees that he will not held responsible to



Vendor for any loss caused to the above said flat due to natural calamity (like earthquake, storm, flood etc.)

11. The Vendor do hereby convey acquit, release, alienate and transfer all their rights, title and interest in the said Flat premises, more particularly described in the Schedule-II written hereunder, unto the Purchaser for his peaceful enjoyment as owner.
12. All the expenses like stamp duty, Registration Charges, Legal fee, Typing and Xerox charges and other incidental expenses of this conveyance are to be born and paid by the Purchaser exclusively.
13. The right title and possession of the Flat is finally conveyed by the Vendor in favor of the Purchaser for the total Consideration of Rs. 12,82,800/- (In Words Twelve Lakh Eighty Two Thousand Eight Hundred Only) received by the Vendor.
14. This Deed of Final Conveyance is executed by the vendor in favor of purchaser with free consent. The Purchaser hereby covenants and agree that he will carry out and abide by rules & regulation made by unit holders Flat No.102 (One Hundred Two) hereby sold the possession of the said Flat which has already been delivered to the Purchaser on the execution of these is hereby confirmed.

The Stamp of Rs.64,200/- and Registration Fee of Rs. 12,900/- Is Paid at the time of Agreement of Sale which was registered at Sr.No.716/2016 with the Sub-Registered, Igatpuri on 17/03/2016.

**SCHEDULE-I
(THE SAID PROPERTY REFERRED TO ABOVE)**

All that piece and parcel of the land bearing Gat No. 607 / 2 + 629 P, Plot No. 1, admeasuring 8981.00 Sq. Mtrs, lying and being at Gonde Dumala Shivar, within the limits of Igatpuri Grampanchayat and Registration and Sub-Registration Tal. Igatpuri, Dist. Nashik which property is bounded as shown below:

| | | |
|---------------------|---|------------------------------------|
| On or towards East | : | Open Space & adjacent Hissa No.621 |
| On or towards West | : | Plot No. 2 |
| On or towards South | : | Adjacent Gat No.629 |
| On or towards North | : | 12 Mtrs. Road. |

**SCHEDULE-II
(OF THE SAID PREMISES REFERRED TO ABOVE)**

The premises of Flat No 102, Tower A, Wing A3 on the First Floor Having Area:55.741Sq.Mtrs.Built up(Carpet area 41.911Sq.Mtrs.) Approximately which property is bounded as shown Below :

| | | |
|---------------------|---|----------------------|
| On or towards East | : | Open to sky |
| On or towards West | : | Wing A3 Flat no. 101 |
| On or towards South | : | Wing A3 Flat No. 103 |
| On or towards North | : | Wing A2 Flat no. 102 |



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| ₹ 11 |
| दस्ता क्रमांक (9202 / 2096) |
| 90 / 90 |

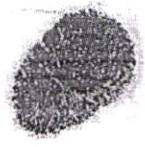
IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinabove mentioned.

SIGNED SEALED & DELIVERED BY THE WITHIN NAMED VENDOR

1. M/S. SARVPPRATHAM DEVELOPERS PVT. LTD
Through Its Director
MR. ANAND KHATTAR

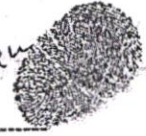


A-KL



2. MR. ANAND KHATTAR
VENDOR

A-KL



SIGNED SEALED & DELIVERED BY MRS. BABY ONKAR JAGTAP PURCHASER



Buj



IN THE PRESENCE OF WITNEESES:-

1. *[Signature]*
(Yogesh murey)

2. *[Signature]*
(Mahendra Babu)

गाव नमुना सारा (अधिकार अधिलेख पत्रक)

R.V. 24 m

महाराष्ट्र नवीन मायल आणि अधिलेख आणि नोंदवहा (हजार कार्यालय मुद्रित केवले) नियम, १९७१ मातील नियम १, ५, ६ आणि ७।
 गाव **गदिदुमाला** तालुका **इगतपुरी**

| | | | | |
|-------------------------------|--------------------------|--------------|--|---|
| भूयान क्रमांक | भूयान क्रमांकाचा उपविभाग | भूयाना पट्टी | भोगदात्याने उल | खाले क्रमांक |
| E.C. 10/1 + E22P | सोगबटदार | | १) 3E0, 3E4, 3E5, 3E4 311, 320, 3432, 3E33 3476, 372, 3E2E, 3429 3424, 3469, 3E23 | ५६१३८ |
| बेताचे स्थानिक नाव | होलॉट.नं.) | हक्टर | आत | मुळाचे नाव |
| लागवडीयोग्य क्षेत्र | चोरज मिटर | | | छंटा |
| | ८८८१=०० | | मे. सर्व प्रेशम डेव्हलपर्स प्रा. ली. अमर्तु देवाज स्वहर | |
| पोटखराब (लागवडीयोग्य नसलेले)- | एक | | | इता अधिगार |
| गर्भ (अ) | ८८८१=०० | | | निजाली बिजशेली 3E23 300, 344, 3E9, 3303, 2452 2424, 2440, 2442, 273, 2455 |
| गर्भ (ब) | | | | |
| आकाराची | एक | | | तीमा आणि भूयान धिले |
| मुदी बिना विरोध आकाराची | रुपे | दशे | | |
| | ८८८१० | | | |
| | ८८८१० | | | |



गाव नमुना पारा (पिकांची नोंदवही)

महाराष्ट्र नवीन मायल अधिकार अधिलेख आणि नोंदवहा (हजार कार्यालय मुद्रित केवले) नियम, १९७१ मातील नियम २५।

| क्र. | इगाव | फिकाखालील पेशांचा हक्कीत | | | | | | संगवडीमाती उपलब्ध नसलेली क्षेत्र | | जत | जत पिकाचे नाव | जत क्षेत्राचे क्षेत्र |
|------|------|--------------------------|------|------|------------------------|------|------|----------------------------------|----|-----|---------------|-----------------------|
| | | पिक फिके खालील पेशा | | | प्रियेक फिकाखालील पेशा | | | एकरा | कट | | | |
| | | पिके नाव | अकरा | अकरा | पिके नाव | अकरा | अकरा | | | | | |
| 074 | | | | | | | | | | २३३ | | |
| | | | | | | | | | | | | |

६ OCT 2018

तलास गदिदुमाला ता. इगतपुरी, जि. नशिक

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| क्रमांक | 9202 / 2018 |
| ११ / १९ | |



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 9102 (2080)
 92 98



sarvpratham
 DEVELOPERS PRIVATE LIMITED
 (Formerly: Vinant Landzone (P) Ltd.)
 CIN:U45200DL200CPTC155862
 www.sarvpratham.in

Board Resolution

Certified copy of an extract from Minutes of Meeting of the Board of Directors of the company, duly convened and at which proper quorum was present, held at Corporate office at Plot no M-3/35, DLF Phase-2, Gurgaon (Haryana) on 07th September, 2015.

We hereby certify that the following resolution of the Board of Directors of M/s Sarvpratham Developers Pvt Ltd. Was passed at the meeting of the Board held on corporate office at Plot No M-3/35, DLF Phase-2, Gurgaon (Haryana) on 7th Sept 2015 and has been duly recorded in the minute book of the said company.

Resolved that Mr. Anand Khattar, Director in our organization is authorized to sign all the Documents related to any land matter in respect of Gat. no.607/2 & 625 at Village Gondu Dumala, Igatpuri, Nashik.

7th September 2015

Sarvpratham Developers Pvt Ltd

Sarvpratham Developers, Pvt. Ltd.

Anand Khattar
 Director

Anand Khattar

Sarvpratham Developers, Pvt. Ltd.

Vikash Gupta
 Director

Vikash Gupta

Branch Office - Ground Floor, Kalika Plaza, Plot no:17, Sr No.569/2, Near Vasan Eye Care
 Mumhal Naka, Nashik-422001 Tel: 0259 - 2594699 Email Id: info@sarvpratham.in

Registered Office - 2nd Floor, Khasra 403/2, Ghitori, M.G. Road, New Delhi - 110030.
 Corporate Office - Basement, House No.M-3/35, DLF Phase-2, Gurgaon: 0124 - 4103-09

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भारत सरकार
 GOVT. OF INDIA
 INCOME TAX DEPARTMENT
 YOGESH SHIVRAM AHER
 SHIVRAM WAMAN AHER
 01/03/1983
 Permanent Account Number
 AJTPA1528P
[Signature]
 20052007

घोषणापत्र / शपथपत्र

मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.रा.पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीव्दारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे / आहेत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कबजेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अदयापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, विकसन बोजे, शासन बोजे, व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पुर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तातील नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा.न्यायालय / मा.उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा.न्यायालयाचे / मा.उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधार यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणी कायदानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

[Signature]
लिहून देणार...

[Signature]
लिहून देणार...



| |
|------------------------|
| संज्ञा |
| संज्ञांक (9202 / 2010) |
| 93 / 92 |

उपविभागीय अधिकारी, इगतपुरी-त्र्यंबकेश्वर उपविभाग, नाशिक यांचे
कार्यालय

ईमेल :- sdoigatpuri.trimbak@gmail.com

दूरध्वनी क्र. 0253-2315320

जा.क्र./उ.वि.अ./इ.अं. / 98 / 2019
नाशिक, दिनांक :- 98 / 09 / 2019

प्रति,

सबप्रथम डेव्हलपर्स तर्फे श्री. विलीप मेहता
रा. द्वारा रिगल टाऊन फ्लॅन्स प्रा. लि.,
प्लॉट नं. ६७, लेन नं. ४, लवाटे नगर, सिटी सेंटर मॉल जवळ,
नाशिक



विषय :- भोगवटा प्रमाणपत्र (Occupancy Certificate) मिळणे बाबत ...

(ग्रुप होसींग रहिवास प्रयोजन)

मोजे गोदेंदुमाला, ता. इगतपुरी, जि. नाशिक येथील गट नं. ६०७/२ व ६२९ मधील भूखंड क्र. १, क्षेत्र ८९८१ चौ.मी. मधील (विल्डींग नं. A व F)

- संदर्भ :-
१. सहाय्यक संचालक, नगर रचना, नाशिक यांचे कडील बांधकाम पूर्णत्व दाखला बाबत जा.क्र. पूर्णत्व दाखला/मोजे गोदेंदुमाला, ता. इगतपुरी, जि. नाशिक, दि. ३०.०६.२०१७ /ससना/१६७०, दि. ३०.०६.२०१७
 २. इकडोल कार्यालयाचे बिनशेती आदेश क्र. जमावर्दी/एनएएसआर/६५/२०१४, दि. ०४.०८.२०१४
 ३. श्री. आनंद देवराज खट्टर तर्फे मुकुंद गायधनी यांचा दि. ०३.०७.२०१७ रोजीचा अर्ज

उपरोक्त विषयान्वये कळविण्यात येते की, महाराष्ट्र जमिन महसूल अधिनियम १९६६ व महाराष्ट्र ग्रामपंचायत आणि महाराष्ट्र प्रादेशिक-नियोजन व नगर रचना (सुधारणा) अधिनियम, २०१४ (सन २०१४ चा महसूल अधिनियम क्र. ४३) अन्वये उपविभागीय अधिकारी, इगतपुरी-त्र्यंबकेश्वर उपविभाग, नाशिक यांचे फट्टन आगगास (ग्रुप होसींग) या रहिवास प्रयोजनार्थ बिनशेती परवानगी देण्यात आली आहे.

सहा. संचालक, नगररचना विभाग, नाशिक यांनी संदर्भ क्रमांक १ अन्वये मोजे गोदेंदुमाला, ता. इगतपुरी, जि. नाशिक येथील गट नं. ६०७/२ व ६२९ मधील भूखंड क्रमांक १ क्षेत्र ८९८१ चौ.मी. मधील (विल्डींग नं. A व F) या मिळकतीस (ग्रुप होसींग) या रहिवास प्रयोजनार्थ बांधकाम पूर्णत्वाचा दाखला व भोगवटा प्रमाणपत्र सहाय्यक संचालक, नगररचना नाशिक यांनी स्वाक्षरी करून इकडोल कार्यालयास त्र्यंबकेश्वर साठी सादर करण्यात आले आहे.

सहा. संचालक नगररचना नाशिक यांनी केलेल्या शिफारशी नुसार भोगवटा प्रमाणपत्र अनुज्ञेय करण्यात येत असून दि. ३०.०६.२०१७ रोजीच्या भोगवटा प्रमाणपत्रात नमूद असलेल्या अटी व शर्ती अर्जदार यांचेवर कठिणकारक राहतील. सोबत स्वाक्षरीत भोगवटा प्रमाणपत्र (Occupancy Certificate) जोडले आहे.



(राहुल र. पाटील)

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- प्रत :-
- १) सहा. संचालक, नगररचना नाशिक यांचे कडेस माहितीसाठी अर्पणित
 - २) तहसिलदार इगतपुरी यांचे कडे माहितीस्तव अर्पणित

(राहुल र. पाटील)

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