

539/4213

Monday, April 25, 2022

11:41 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4787

दिनांक: 25/04/2022

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन7-4213-2022

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: श्रीमती. निलम शरद कासार

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 31

₹. 100.00

₹. 620.00

एकूण:

₹. 720.00

आपणाल मूळ दस्त , धंवल प्रिंट, सूची-२ अंदाजे

12:00 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7
सह. दुय्यम विलक्षण वर्ग
नाशिक-७.

बाजार मूल्य: ₹.4418000/-

मोबदला ₹.4418000/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

1) देयकाचा प्रकार: DHC रकम: ₹.620/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2304202201127 दिनांक: 25/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000921613202223E दिनांक: 25/04/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No3406-2017 Amt. 30000

(Signature)

जुलून घेतले जाईल

25/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 4213/2022

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	डीट ऑफ अपार्टमेंट
(2) मोबदला	4418000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4418000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर नगर्णन ; इतर माहिती: मौजे नाशिक ता.जि. नाशिक येथील सन्हे नंबर 188/1अ/1+188/1ब/1+188/1क/1 यांसी क्षेत्र 15258 चौ.मी. यावरील सम्राट वृंदावन या प्रोजेक्ट मधील सी विंग केशव या इमारतीमधील आठव्या मजल्यावरील फ्लॅट नंबर 804 यांसी बांधीव क्षेत्र 103.72 चौ.मी.+ टेरेस क्षेत्र 9.29 चौ.मी. व ॲल्टिडिड पार्किंग नं. ओपी-65 यांसी क्षेत्र 9.66 चौ.मी. मिळकत. ((Survey Number : 188/1अ/1+188/1ब/1+188/1क/1 ;))
(5) क्षेत्रफळ	1) 103.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता.	1): नाव:-1. श्री. विजय फकिरचंद साबद्रा 2. सी. सुनंदा विजय साबद्रा 3. कु. रश्मी विजय साबद्रा 4. कु. मिताली विजय साबद्रा 5. कु. सोनम विजय साबद्रा अ.नं. 1 स्वतः करीता व अ.नं. 2 ते 5 यांचे ज.सु. म्हणुन 6. गोविंद दगडू देव 7. उषा गोविंद देव 8. हितेश गोविंद देव 9. प्रितेश गोविंद देव अ.नं. 6 स्वतः करीता व अ.नं. 7 ते 9 यांचे ज.सु. म्हणुन 10. संजय प्रेमलाल पटेल, 11. सपना संजय पटेल, 12. तेजस संजय पटेल नं.10 स्वतः करीता व नं. 11 व 12 यांचे ज.सु. म्हणुन 13. हसमुख परबतभाई पटेल 14. रश्मी हसमुख पटेल अ.नं. 13 स्वतः करीता व अ.नं. 14 चे ज.सु. म्हणुन अ.नं. 1 ते 14 मे. डी.एस.पी एन्टरप्राईजेस ए.ओ.पी. चे सभासद म्हणुन या सर्वांचे विशेष मुखत्यार म्हणुन श्री. मयुर सुधाकर सोनवणे वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दामोदर चॅवर्स, कान्हेरवाडी, सी.डी.एस., नाशिक., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422002 पॅन नं:-AABAD3372N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व त्या दिवाणी न्यायालयाचा हुकुमनामा किंवा देश असल्यास, प्रतिवादिने नाव व पत्ता	1): नाव:-श्रीमती. निलम शरद कासार वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 804, केशव विंग सी, सम्राट वृंदावन, नवीन आठगांव नाका, पंचवटी, नाशिक., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422003 पॅन नं:-BFYPK3011H
दस्तऐवज करून दिल्याचा दिनांक	25/04/2022
दस्त नोंदणी केल्याचा दिनांक	25/04/2022
अनुक्रमांक, खंड व पृष्ठ	4213/2022
बाजारभावाप्रमाणे मुद्रांक शुल्क	100
बाजारभावाप्रमाणे नोंदणी शुल्क	100
शेरा	

ांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

क शुल्क आकारताना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सूची क्र. II
नोंदणी मंडळाची प्रथम प्रत
अरसल व दस्तऐवज अक्षरकळ
सह दुय्यम निबंधक वर्ग-२
नाशिक-७.

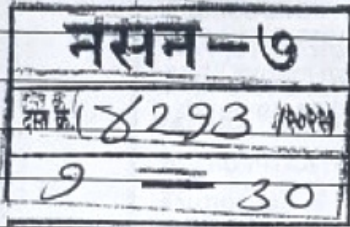




CHALLAN
MTR Form Number-6



GRN	MH000921613202223E	BARCODE	Date		23/04/2022-13:53:36	Form ID	25.3
Department				Inspector General Of Registration			
Type of Payment				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
NSK7_NASHIK 7 JOINT SUB REGISTRAR				BFYPK3011H			
NASHIK				Full Name			
2022-2023 One Time				Smt Nilam Sharad Kasar			
Account Head Details				Flat/Block No.			
Amount In Rs.				Nashik S.No. 188 Part			
0030046401 Stamp Duty				Premises/Building			
100.00				Road/Street			
030063301 Registration Fee				Flat No. 804, Keshav Wing C, Samraat Vrindavan			
100.00				Area/Locality			
				Nashik			
				Town/City/District			
				PIN			
				4 2 2 0 0 3			
				Remarks (If Any)			
				PAN2=AABAD3372N-SecondPartyName=DSP			
				Enterprises-CA=4418000-Marketval=4418000			
				Amount In			
				Two Hundred Rupees Only			
				Words			
				200.00			
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA				Cheque-DD Details			
				Bank CIN			
				Ref. No.			
				02300042022042364082			
				004586099			
				Bank Date			
				RBI Date			
				23/04/2022-13:55:06			
				Not Verified with RBI			
				Bank-Branch			
				BANK OF MAHARASHTRA			
				Scroll No. , Date			
				Not Verified with Scroll			



Department ID :
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
चलान केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू.

Govt. Valuation Rs. 44,18,000/- Stamp Duty Rs. 2,65,100/-
Consideration Rs. 44,18,000/- Regi. Fees Rs. 30,000/-
STAMP DUTY & REGISTRATION FEES Charges Paid at the time of
Agreement for Sale Regtn. No. 3406/2017, dated 23/05/2017.
Deed of Declaration of "SAMRAAT VRINDAVAN APARTMENT"
Registration No. 4040/2018, dated 24/08/2018.

|| Shree ||

**DEED OF APARTMENT
(SALE DEED)**

THIS DEED OF APARTMENT is made and executed at Nashik Taluka and District Nashik, 25th on day **April** in the Christian Year Two Thousand Twenty Two...

नशिक-७

दस्तावेज क्र. (४२२३ / २०२३)

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BETWEEN

1. Mr. VIJAY FAKIRCHAND SABADRA, age 59 years, occupation: Business & agriculture, PAN: ANMPS8650B, 2. Mrs. SUNANADA VIJAY SABADRA, age 54 years, occupation: Business & agriculture, PAN: ACMP52295K 3. Ms. RASHMI VIJAY SABADRA, age 32 years, occupation: Business & agriculture, PAN: BGWPS0440K 4. Ms. MITALI VIJAY SABADRA, age 30 years, occupation: Business & agriculture, PAN: BGWPS0442M, 5. Ms. SONAM VIJAY SABADRA, age 25 years, occupation: Business & agriculture, PAN: CQIPS7056J, Sr. No. 1 for Self and GPA Holder of Sr. No. 2 to 5, Sr. No. 1 to 5 R/At: 29, Sumti Soc. Sharanpur Road, Nashik., 6. Mr. GOVIND DAGADU DEO, age 65 years, occupation: Business & agriculture, PAN: AAQPD5950Q 7. Mrs. USHA GOVIND DEO, age 58 years, occupation: Business & agriculture, PAN: AAQPD5949R 8. Mr. HITESH GOVIND DEO, age 30 years, occupation: Business & agriculture, PAN: AIDPD8303J 9. Mr. PRITESH GOVIND DEO, age 30 years, occupation: Business & agriculture, PAN: AIDPD8304R, Sr. No. 6 for Self and GPA Holder of Sr. No. 7 to 9, Sr. No. 6 to 9 R/At: 203, Kamalkant Arcade, Thatte Nagar, Gangapur Road, Nashik., 10. Mr. SANJAY PREMLAL PATEL, age 57 years, occupation: Business & agriculture, PAN: AATPP0817B, 11. Mrs. SAPANA SANJAY PATEL, age 49 years, occupation: Business & agriculture, PAN: AARPP6844Q, 12. Mr. TEJAS SANJAY PATEL, age 28 years, occupation: Business & agriculture, PA: AYMPP2199M, Sr. No. 10 for Self and GPA Holder of Sr.No. 11 & 12, Sr. No. 10 to 12 R/At: Rupak Satvik Nagar, Near Tulsi Eye Hospital, Nashik-Poona Road, Nashik., 13. Mr. HASMUKH PARBATBHAI PATEL, age 53 years, occupation: Business & agriculture, PAN: AAYPP2280M, 14. Mrs. RASHMI HASMUKH PATEL, age 47 years, occupation: Business & agriculture, PAN: AIIPP6021E, Sr. No. 13 for self and GPA holder of Sr.No. 14, Sr. No. 13 to 14 R/At: Bhakti Bunglow, Near Camal House, Nashik-Poona Road, Nashik. Sr. No. 1 to 14 having A.O.P in the name of D.S.P Enterprises (PAN : AABAD 3372 N) (Hereinafter referred to as the "VENDOR / LAND OWNERS") (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 FIRST PART.

AND

SMT. NILAM SHARAD KASAR, Age: 37 Years, Occupation: Business, PAN NO: BFYPK3011H, R/At:- 804, Keshav Wing C, Samraat Vrindavan, New Adgaon Naka, Panchavati, Nashik-422003. 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.

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WHEREAS

(A) The Vendor / Land Owners Mr. Vijay Fakirchand Sabadra & 13 others purchased Land from Original Land Owners Mr. Ravindra Narayan Kelkar & 49 others by way of Sale Deed dated 04/11/2010. The Ownership rights have been created in favor of the present the Vendor / Land Owners herein contain. The sale deed is duly registered before the Sub-Registrar, Nashik at Sr. No.09619/2010, said property bearing survey No.188/1A/1+ 188/1B/1+188/1C/1, at Village Nashik, admeasuring area 14673.00 Square meter + P.K. 585 Square meters collectively admeasuring area 15258.00 square meters, and thus the Vendor / Land Owners are the absolute owner of the said property described in the **Schedule-I**, Thereafter name of the Vendor / Land Owners has been mutated at records of rights vide **M.E. Entry No.69433** which is dated on **13/12/2010**.

(B) **AND WHEREAS** by virtue of the Joint Venture Development Agreement dated 30/12/2011 which is registered in the office of the Hon. Sub-Registrar, Nashik vide Sr. No. 4414/2012 on 20/04/2012 and the General Power of Attorney dated 19/05/2012 which is registered in the office of the Hon. Sub-Registrar, Nashik vide Sr. No. 5655/2012 on dated 19/05/2012 between the said the Vendor / Land Owners and the Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. who agreed to develop the said land as per **Joint Venture Development Agreement** the terms and condition thereafter contained and by virtue of the agreement. The name of the Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. was mutated in the revenue records other rights column vide mutation entry no. 82726 dated on 07/06/2012.

(C) The Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. are entitled to retain an area to the extent of 54% out of total constructed area, of the Project and the Vendor / Land Owners are entitled for remaining 46% saleable area of constructed area from the total construction of the project. Both the parties are free for sale, lease, giving the premises on leave and license of their respective share as they may deem fit.

(D) By virtue of the Joint Venture Development Agreement, the Builder/Promoter/ Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. are entitled to construct the buildings on the said property as per the approved building plan and as per the terms and conditions of the joint venture development agreement, the Vendor / Land Owners are entitled to 46 % of the saleable area while the Builder/Promoter/ Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. is entitled to 54%

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of the saleable constructed area for the total construction of the Project and as such both the parties are entitled to sell, alienate and dispose off the said respective saleable constructed area, they are entitled to as per the terms of Joint Venture Development Agreement and after approval of the building plans. Both the parties by mutual understanding have distributed their respective 54% and 46% of the saleable constructed area specifying the building number, floor, name of the building, flat number and the area of the respective flats which both the parties are entitled to as per the terms of the Joint Venture Development Agreement.

That Vendor / Land Owners got executed a Deed of Conveyance in respect of the units which came to their share as per Joint venture development agreement. The said Deed is executed on 26/07/2017 and registered in the office of the sub registrar vide serial no. 1287/2017 on 26/07/2017.

AND WHEREAS the Builder/Promoter/Developer M/s. **SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED** have entitled to construct/develop the buildings on the said land of the S. No. 188/1A/1+188/1B/1+188/1C/1 admeasuring 15258.00 excluding road viding area 50.00 square meter (i.e. 14500.00 square meter as per on site) situated at Village – Nashik Shiwar. And the M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. have absolute rights to use or alienate/transfer/sale or develop the said property.

AND WHEREAS The Collectorate, Nashik issued a permission to use the land i.e. 188/1A/1+188/1B/1+188/1C/1 admeasuring 15258.00 square meter excluding road viding area 50.00 square meter (i.e. 14500.00 square meter as per on site), for Non – Agricultural purpose (Residential) vide letter no. MH/Kaksha-3/4/N.A. Letter No. 439/2010 Nashik dated 11/02/2011.

AND WHEREAS the M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. & "THE VENDOR / LAND OWNERS" have approved the necessary building plans from The Nashik Municipal Corporation Nashik and issued the Commencement Certificate bearing No. LND/BP/PANCH/C-1 /810/4266, dated 05/12/2011, in respect of buildings constructed on the said land. Thereafter the M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. and the Vendor / Land Owners revised building plans and sanctioned the necessary building plans and issued the Commencement Certificate bearing No. LND/BP/C-1/905/5004, dated 05/02/2014. Thereafter the Builder/Promoter/ Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. and the Vendor / Land Owners again Revised building plans and sanctioned the necessary building plans and issued

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the Commencement Certificate bearing No. LND/BP/C-1/585/5151, dated 17/12/2016, in respect of buildings to be constructed on the said land.

AND WHEREAS the Said "Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd." has accordingly commenced a residential scheme known as "SAMRAAT VRINDAVAN APARTMENT" consisting of 240 residential Flats/Pent Houses on the said "Land" pursuant to the plans duly sanctioned by the concerned local authority with Five wings which called as A Wing-Krishna, B Wing-Kewal, C Wing-Keshav, D Wing-Kanha and E Wing-Kanhaiya.

AND WHEREAS the construction work of the project known as "SAMRAAT VRINDAVAN APARTMENT" has been completed as per the approved plan and the Nashik Municipal Corporation issued the full Completion Certificate in respect of Stilt (Parking), First to Twelfth Floors in all A wing named KRISHNA, B wing named KEWAL, C wing named KESHAV, D wing named KANHA, E wing named KANHAIYA, vide letter no. Outward Number/Town Planning Department/Panchavati-21101-1504 dated 09-06-2017.

AND WHEREAS as the construction of the said "SAMRAAT VRINDAVAN APARTMENT" is completed and the said land and Building thereon is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 and accordingly the Deed of Declaration and Bye-laws of "SAMRAAT VRINDAVAN APARTMENT" has been registered with the Joint Sub-Registrar Class-II Nashik, at Serial No. 4040/2018 on dated 24/08/2018. As per said Deed of Declaration the name of project is registered and declared as "SAMRAAT VRINDAVAN APARTMENT".

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 hereby 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 Vendor / Land Owners have entered in to an Agreement to Sale on dated 23/05/2017, with the Investor/s/Purchaser/s for sale of Flat No. 804 admeasuring area about 76.85 square meters (carpet) which is equivalent to Built-Up area 103.72 square meters along with Area of Terrace about 9.29 square meter situated on 8th Floor in building known as "KESHAV" Wing "C" in the project known

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६-३०



as "SAMRAAT VRINDAVAN APARTMENT" and the same has been Registered vide No. 3406/2017, 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 Vendor / Land Owners and the Investor/s/Purchaser/s, which has been executed on 23/05/2017, for sale of the said Flat No. 804 Wing "C" on 8th Floor, for and against the total consideration amount Rs.44,18,000/- (Rupees Fourty Four Lakh Eighteen Thousand only). And the Investor/s/Purchaser/s has paid unto the Vendor / Land Owner the entire consideration amount.

AND WHEREAS the Vendor / Land Owners given the Investor/s/Purchaser/s in actual Possession of the said Flat No. 804 and Wing "C" on 8th Floor, the Investor/s/Purchaser/s hereby acknowledges the receipt of possession of Flat No. 804 and Wing "C" on 8th Floor, 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 VRINDAVAN APARTMENT" along with all the amenities provided by the M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd.

AND WHEREAS the Vendor / Land Owners 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 23/05/2017.

AND WEHREAS the Vendor / Land Owners acknowledges the receipt of the 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 Vendor / Land Owners finds any amount due from Investor/s/ Purchaser/s, the Investor/s/Purchaser/s shall make the payment of the said due amount to the Vendor / Land Owners forthwith.

NOW THIS DEED OF APARTMENT WITNESSETH THAT:

(I) The Vendor / Land Owens, 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 by the Investor/s/Purchaser/s after the execution of Agreement For Sale) the said the Flat No. 804, Wing "C" on 8th Floor admeasuring 76.85 square meters (carpet) which is equivalent to Built-Up area 103.72 square meters along with Area of Terrace

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about 9.29 square meter, "SAMRAAT VRINDAVAN 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 Vendor / Land Owners unto out of or upon the said Flat premises along with piece of land appurtenant thereto. The Vendor / Land Owners 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 Purchasers 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 dated **23/05/2017**.

(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 Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. to the said Flat premises as well as to the building/project "SAMRAAT VRINDAVAN APARTMENT" along with all the amenities provided by the Builder/Promoter/Developer. M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd.

(V) The Vendor / Land Owners further undertakes and covenants with the Investor/s/Purchaser/s that:

a) The Vendor / Land Owners 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 Vendor / Land Owners warrants that all applicable land revenue, land tax, rates, levies, dues, outgoings and monies, fines payable by the Vendor / Land Owners 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.

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b) No notice has at any time been received or served upon the Builder/Promoter/ Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. and the Vendor / Land Owners or upon any other person on behalf of the Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. and the Vendor / Land Owners 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 Builder/Promoter/Developer M/s. Shweta Infrastructure and Housing (India) Pvt. Ltd. and the Vendor / Land Owners 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 Vendor / Land Owners duly paid and discharged all the Vendor / Land Owner'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 date of receipt of the possession mentioned herein above.

d) The Vendor / Land Owners 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 Vendor / Land Owners from selling, transferring and conveying the said Flat/Apartment, more fully described in the Schedule II unto the Investor/s/ Purchaser/s.

e) The Vendor / Land owners declares that (except if the Investor/s/Purchaser/s mortgaged the same) the said Flat hereby conveyed is not subject to any mortgage, lien, charge, encumbrance, attachment, claim for maintenance, lispendens, acquisition proceedings or any defect in title affecting the title of the Vendor / Land Owners or the right of the Vendor / Land Owners to convey the Flat hereby contained. Nor the Vendor / Land Owners have so far as received any notice of any suit or litigation of any Court or any Revenue Authority.

f) The Vendor / Land Owners 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 Vendor / Land Owners shall/ should or may be prevented from transferring

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or conveying the said Flat described in Schedule II hereunder to the Investor/s/ Purchaser/s absolutely and forever as herein contained.

g) The Vendor / Land Owners 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 Vendor / Land Owners 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 Vendor / Land Owners derived the title.

h) The Vendor / Land Owners 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 Vendor / Land Owners 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 till the date of Completion Certificate/ Occupancy Certificate issued by the Nashik Municipal Corporation. In the event of any amount found payable or raised by any authorities subsequent to the date hereof, the Vendor / Land Owners shall at all times and from time to time pay the same merely on demand by the Investor/s/Purchaser/s and indemnify always keep the Investor/s/Purchaser/s indemnified in full against any claim of any nature in respect thereof.

(VI) 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 tenantable 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.

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G. The Investor/s/Purchaser/s shall observe and perform all the rules and regulations of the Deed of Declaration of "Samraat Vrindavan Apartment". The deed of declaration has been registered in office of the Sub Registrar, Nashik vide serial no. 4040/2018, on dated 24/08/2018.

VI. 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.

VII. The Investor/s/Purchaser/s acknowledges that the The Vendor / Land Owner 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 VENDOR / LANDOWNERS AND INVESTOR/S/ PURCHASER/S HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY HEREINABOVE WRITTEN

SCHEDULE - I

(Description of the said land)

All that piece and parcel of land lying and situated at village Nashik taluka, and district Nashik, within the limit of Nashik Municipal Corporation being survey number 188/1A/1+188/1B/1+188/1C/1 admeasuring 15258.00 square meter excluding road viding area 50.00 square meter (i.e. 14500.00 square meter) and bounded by four side as under :-

On or towards the East	:	By part of Survey No. 188/2A/1.
On or towards the West	:	By part of Survey No. 186, part of Survey No. 186/2/1 & part of Survey No. 187.
On or towards the North	:	By of Survey No.188/1-A(P).
On or towards the South	:	Mumbai Agra Road & Survey No.188/1 (Part).

SCHEDULE - II

(Description of the said Flat/Accommodation)

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 804 on 8th Floor admeasuring 76.85 Sq. Mtrs. carpet area which is equivalent to Built-Up area 103.72 square meters

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along with absolute and exclusive right to use, utilise and enjoy the Terrace area admeasuring 9.29 Sq.Mtrs. adjoining to the said flat and Open Parking No. OP-65 area admeasuring 9.66 Sq.Mtrs. in the building known as "KESHAV" wing "C" in the project "SAMRAAT VRINDAVAN" Said flat bounded as per given below :-

- On or Towards East : Drive Way / Garden
- On or Towards West : Open Duct / Flat No. 801 of C Wing
- On or Towards South : Flat No. 803 of B Wing
- On or Towards North : Staircase / Flat No. 803 of C Wing

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

SEALED AND DELIVERED)
by the within named said "Investor/s /)
Purchaser/s")
SMT. NILAM SHARAD KASAR)






SIGNED SEALED AND DELIVERED)
by the within named)
"The Vendor / Land Owners")
1. Mr. Vijay Fakirchand Sabadra,)
2. Mrs. Sunanda Vijay Sabadra,)
3. Ms. Rashmi Vijay Sabadra,)
4. Ms. Mitali Vijay Sabadra,)
5. Ms. Sonam Vijay Sabadra,)
Sr. No. 1 for Self and GPA Holder of)
Sr. No. 2 to 5)






6. Mr. Govind Dagadu Deo,)
7. Mrs. Usha Govind Deo,)
8. Mr. Hitesh Govind Deo,)
9. Mr. Pritesh Govind Deo,)
Sr. No. 6 for Self and GPA Holder of)
Sr. No. 7 to 9,)

