

992

(4)

~~P/NIT/Nov~~ (4)

TSR

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9
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(4)

NT. 26/2/2000

Flot No 711

(28/2/2000)

AS per ...

(W2-1)

992

31/12/99



95702 24/12/99
अ. नं. दिनांक

किंमत 5000 नाव करेन्दु रंजना माधवानी

S.A. 150
जनरल संप्रदाय कोर्ट की
शासकिय - मुद्रांक विज्ञप्ति क्र. नं. 2/19/99
संजय आप्पाणी कस्टे
जिल्हा कचेरी कलेक्टर परिसर नागपूर.
फोन - 02021929

व्ययम. व. 222
14/2000 व. 10/12/99
र 95 ता. दि. 8/12/99
इसमय 1 दुय्यम निबंधक, नागपूर - 4
नं. 1 कचेरीत बाणन दिना

को बेंतली ती ८
नोंदणी की 8650=0
नकलेदी की 2=0
खेरे की 2=0
तादून पारने की 2=0
काईज नकले की 95=0
रकम की 8650=0

Maundy

[Signature]

दुय्यम निबंधक
नागपूर-4,

SALE DEED

[Signature]

दुय्यम निबंधक
नागपूर-4,

VALUED AT RS. 1,75,000/-

(Rupees One Lakh Seventy Five thousand only)

VALUE FOR STAMP DUTY RS.4,78,000/-

THIS SALE DEED OF AN APARTMENT is made and executed at Nagpur on this 31st day of December 1999 BETWEEN M/s. OM-BUILDERS, a partnership Firm duly registered under the Indian Partnership Act, 1932 having its registered office at 520, Clarke Town, Nagpur, Acting through its Partner SHRI ANAND PRAKASH MALHOTRA S/O. MALIK UTTAMCHAND MALHOTRA Aged about 76 years,

[Signature]

[Signature]





95790 2492422
अ. नं. दिनांक

किंमत 4000 रु. व नरेंद्र सैमल सबनानी
जहल

S. A. R. K.
जनरल स्टैम्प व कोर्ट फी
शासकिय - मुद्रांक विक्रेता ला.नं. 4/1966
संजय आप्पाजी हरडे
जिल्हा कचेरी कलेक्टर परिसर नागपूर.
फोन - 7691729

(2)

Occupation : Retired Central Govt. Officer, Resident of Clarke Town, Nagpur, hereinafter called the **VENDOR** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said Vendor, its liquidators, as well as their respective heirs, legal representatives, executors, administrators, successors and assignees of the **FIRST PART**.

AND

SHRI NARENDRA S/o. SEOMAL SABNANI, Aged 47 years, Occupation : Business, resident of Sunder Jeevan Apartments, Clarke Town, Nagpur, hereinafter called the **PURCHASER** which expression shall unless repugnant to the context or meaning thereof always mean and include the said purchaser as well as his respective heirs, legal representatives, executors, administrators, successors and assignees of the **SECOND PART**.

WHEREAS the Vendor was the absolute owner and in possession of Nazul Plot No. 3/2, 13/3, 12 & 14/2 Sheet No. 2 - A of Mouza-Wadpakad, situated at Gowan Square, Clarke Town, Nagpur, under leasehold rights from the Govt. of Maharashtra through Nazul Department, Nagpur. The lease of the said plot has been renewed, by the Collector, Nagpur for a further period of 30 years, commencing from 31-03-1978 to 31-03-2008. **AND**

[Signature]
Narendra

[Signature]
Narendra





94934 30/12/2000
 अ. नं. दिनांक
 किंमत 400 रु. नाव नरेन्द्र केशवराव कावगरी
 0852

जनरल स्टॅम्प व कोर्ट फी
 शासकिय - मुद्रांक विक्रेता ला.नं. ४/१९८६
 संजय आप्पाजी हरडे
 जिल्हा कचेरी कलेक्टर परिसर नागपूर.
 फोन - ७७१७२९

3

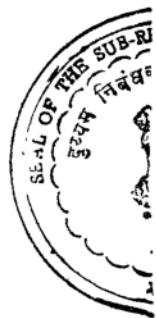


WHEREAS the Vendor being desirous of developing the said plot decided to construct separate multi-storeyed buildings thereon consisting of various self contained separate Apartments therein in accordance with the plans sanctioned by the Nagpur Municipal Corporation bearing building Permit No. 232/EPR/60, dated 10/01/1984, and said entire Estate is known as SUNDER JEEVAN APARTMENTS.

AND WHEREAS the PURCHASER being desirous of owning an Apartment No. 711 on Seventh Floor in Block No. A in the building CHANO known as SUNDER JEEVAN APARTMENTS, TOGETHERWITH the proportionate share and interest in the said land for his use in the Apartment Scheme on the above said plot with heritable rights therein had entered into an Agreement to Sell with the VENDOR on 29-05-1995 for a total consideration of Rs. 1,75,000/- (Rupees One Lakh Seventy Five thosuand only) as the said Apartment was incompleated and the PURCHASER decided to complete the same by fixing the doors, windows, Floor tiles, etc., as per his choice so she agreed to purchase the same at incomplete stage on the following terms and conditions:

[Signature]

[Signature]



NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

THAT, in pursuance of the said Agreement dated 16.08.1995 and in consideration of a total sum of Rs. 1,75,000/- (One Lakhs Seventy Five thousand only) paid by the **PURCHASER** to the **VENDOR** in the manner appearing hereinbelow the receipt whereof the **VENDOR** does hereby acknowledge. The **VENDOR** as the absolute owner in possession thereof does hereby grant, convey, assign and transfer by way of sale to the **PURCHASER ALL THAT** entire R C C Super structure comprising of Apartment No. 711 on Seventh Floor in Block No. A of the Building CHANO known as SUNDER JEEVAN APARTMENTS covering a total super builtup area 87.36 Sq.Mtrs. (940 Sq.ft) and builtup area 61.83 Sq.Mtrs. Situated at Gowan Square, Clark Town, Nagpur. TOGETHERWITH Proportionate undivided share in land bearing Nazul Plot No. 3/2, 13/3, 12 & 14/2, Sheet No. 2-A, Corporation House No. 896, Ward No. 63 in Tahsil and District Nagpur and more particularly described in the Schedule hereunder written, **TO HOLD THE SAME TO AND UNTO THE PURCHASER** as the absolute and full Owner thereof forever, free from encumbrance of all kinds whatsoever and also free from payment of Nazul Rent, Corporation Taxes, Cessess and all othis outgoings etc. levied thereon and payable upto the date of possession.

MANNER OF PAYMENT

Rs. 50,000/- (Rupees Fifty thousand only) paid by the **PURCHASER** to the **VENDOR** vide cheque no. 462439, dated 29.05.1995 drawn on S B I, Nagpur the receipt whereof is hereby acknowledged by the **VENDOR**.

Rs. 60,000/- (Rupees Sixty thousand only) paid by the **PURCHASER** to the **VENDOR** vide cheque no 462445, dated 05.06.1995 the receipt whereof is hereby acknowledged by the **VENDOR**.

Rs. 30,000/- (Rupees Thirty thousand only) paid by the **PURCHASER** to the **VENDOR** vide cheque no 462449, dated 16.06.1995 the receipt whereof is hereby acknowledged by the **VENDOR**.

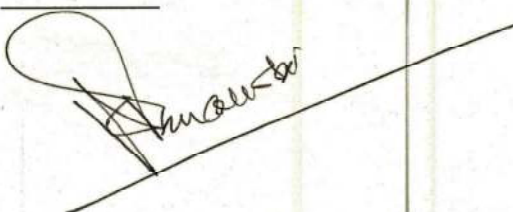
Rs. 10,000/- (Rupees Ten thousand only) paid by the **PURCHASER** to the **VENDOR** in Cash on 16.06.1995 the receipt whereof is hereby acknowledged by the **VENDOR**.

Rs. 15,000/- (Rupees Fifteen thousand only) paid by the **PURCHASER** to the **VENDOR** vide cheque no 462456, dated 26.06.1995 the receipt whereof is hereby acknowledged by the **VENDOR**.

Rs. 5,000/- (Rupees Five thousand only) paid by the **PURCHASER** to the **VENDOR** in Cash on 11.08.1995 the receipt whereof is hereby acknowledged by the **VENDOR**.

Rs. 5,000/- (Rupees Five thousand only) paid by the **PURCHASER** to the **VENDOR** in Cash on 23.08.1995 the receipt whereof is hereby acknowledged by the **VENDOR**.

Rs. 1,75,000/- Total (Rupees One lakh Seventy Five thousand only)





2) **THAT** the **VENDOR** does thereby covenants with the **PURCHASER** as follows.

- i) **THAT**, the Vendor has good, valid and marketable title to the property hereby sold and that it has full right and absolute authority to sell the same to the **PURCHASER** absolutely forever.
- ii) **THAT** the **VENDOR** has paid all taxes & Ground rent, Nagpur Municipal Corporation Charges, and Cesses etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid the vendor undertakes to pay the same to the concerned authority payable only upto the date of handing over the possession 24.09.1995.
- iii) **That** the Vendor had done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the **PURCHASER**.
- iv) **THAT**, the Vendor had delivered the actual physical possession of the said property (Apartment No. 711 Seventh Floor of Block No. A) hereby sold to the Purchaser in vacant condition on 24.09.1995.
- v) **THAT**, the property hereby sold does not belong to the Nagpur Improvement Trust, hence No Objection Certificate Under Section 22-A, of the Registration Act- 1908, has not been obtained by the vendor.
- vi) **THAT**, the total consideration of the Apartment being less than Rs. 5,00,000/- (Rupees Five Lakhs) only the No Objection Certificate Under Section 22-A is not required for this Deed of Sale.
- vii) **THAT**, the **VENDOR** shall support any applications made by the **PURCHASER** for mutations made by **PURCHASER** for mutation of name on the property hereby sold and shall render necessary assistance to the **PURCHASER** for obtaining the mutation thereof, in his name in all the relevant Govt. & Semi-Govt. records.
- viii) **THAT** the property hereby sold shall be taken to be correctly described in the schedule hereunder written, and is subject to outgoing agreements, restrictions and rights of the other individual owners of the remaining Undivided Share and interest in the said plot, and the othis Apartment owners, affecting the same and if any mis-statement, error or omission shall be discovered the same shall not annul this sale, nor shall any compensation be allowed in respect thereof to the **PURCHASER** but all the same such mis-statement, error or omission will always be subject to corrections by the parties hereto.



[Signature]

[Signature]



- ix) THAT the VENDOR has produced a Declaration Under Section 27, of the Urban land (Ceiling & Regulation) Act 1976, in duplicate, alongwith a Sworn affidavit in the prescribed forms.
- x) THAT the Deed of Declaration as required under the provision of Maharashtra Apartment Ownership Act 1970 (in form No. A) and the Declaration under section 2 of the said Act has already been registered in the office of the Sub-Registrar at Book No. A-1, Vol No. 191, Page No.13 to 141, Reg.No. 1155 (P), Dt. 06.10.1998.

3. THAT, the PURCHASER is hereby covenant with the VENDOR as follows:

- i) THAT, the PURCHASER shall from the date hereof always pay regularly his share of common expenses such as Ground Rent water charges, society maintenance charge common lights, security etc. & othis outgoing whatsoever assessed on his undivided share in the land which she has hereunder purchased. The PURCHASER shall hereafter pay individually Corporation Taxes, Cesses, as may be levied and assessed by Nagpur Municipal Corporation on the Apartment purchased by him and shall also pay electric charges as per his consumption.
- ii) THAT, the PURCHASER knows that the said entire property has been submitted to provisions of the Maharashtra Apartment Ownership Act 1970, and the PURCHASER will abide by provisions contained in the Deed of Declaration and the bye-laws appended thereto.
- iii) THAT the PURCHASER Shall abstain from doing any act deed or thing which may cause annoyance or inconvenience, distrubance or obstruction to the other purchasers of the undivided proportionate share in the said land and the occupants or owners of the othis Apartments in the said building as a whole in any manner whatsoever.
- iv) THAT the PURCHASER shall always keep the Apartment in good repairs and habitable conditions.
- v) THAT the common areas and facilities shall always remain undivided and no partition or subdivision of any part thereof will be carried out by the Purchaser separately or jointly with othis Apartment owners in the said building.
- vi) THAT the PURCHASER shall use the common areas and facilities provided in the said premises only in accordance with the purpose for which they are intended without hindrance or encroaching upon lawful rights of the othis Apartment owners.
- vii) THAT the PURCHASER having a vehicle shall park the same at the placement for the parking only and not at any othis place.



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THAT, all the expenses relating to the above said Sale Deed including the stamp duty, registration fees etc. shall be borne and paid by the purchaser, Stamp duty is paid as per the government rates at item No. 11 the said building is 12 years old.

SCHEDULE OF PROPERTY

ALL THAT Proportionate Undivided Share and interest in all that piece and parcel of land bearing Nazul Plot No.3/2, 13/3, 12, & 14/2, Sheet No. 2-A, admeasuring 3896.20 Sq.mtrs) situated at Gowan Square, Clarke Town, Nagpur, Mouza - Wadpakad, bearing Nagpur Municipal Corporation House No. 896, Ward No. 63 Nagpur within the limits of Municipal Corporation and Improvement Trust Nagpur, Tahsil & District Nagpur TOGETHERWITH ALL THAT R.C.C. Super structure comprising of Two Bed Room Residential Apartment No. 711 on Seventh Floor in Block A covering a total built up area of 61.83 Sq.Mtrs in the building CHANO known as SUNDER JEEVAN APARTMENTS which is situated at Gowan Square, Clarke Town, Nagpur. The said Property is bounded as follows:

On the East -	Property of Smt. Harnam Kaur .
On the West -	Road of 30 feet wide.
On the North -	Property of Shri Bhatia.
On the South -	Nallha.

IN WITNESS WHEREOF the Vendor and the Purchaser herein above named hereto have set their respective hands and signed this **DEED OF SALE OF AN APARTMENT** at Nagpur in the presence of the attesting witnesses signing as such on the day, month and year first above written.

WITNESSES

1. 
2. 


(ANAND PRAKASH MALHOTRA)
M/S. OM-BUILDERS, PARTNER
VENDOR


(SHRI NARENDRA S. SABNANI)
PURCHASER





महाराष्ट्र MAHARASHTRA

अ.क्र. १२४६ कि. १०० दि. २९/११/२०११
आर.एस.पोफळी
नाम : नरेंद्र ६१स सौजन्य नि.नं. १७/८९
नरेंद्र कचेरी नागपूर

NAGPUR TREASURY
EC 256097

16 NOV 2011



NOTARIAL REG.

ENTRY NO. २२
DATE २२/११/२०११

BEFORE THE PUBLIC NOTARY, NAGPUR.

DEPONENTS: Shri Narendra Sabnani, aged about 59 years, Occupation Business, R/o 520, Clarke Town, Nagpur.

AFFIDAVIT
(In the Matter of Declaration about Non-Encumbrances)

The deponent named above does hereby take oath and declare on oath as under:

1. That the above named deponent is absolute owner of ALL THAT Proportionate Undivided Share and interest in a piece and parcel of land bearing Nazul Plot No. 3/2, 12 & 14/2, Sheet No. 2-A, admeasuring about 3896.20 sq. mtrs. situated at Gowan Square, Clark Town, Nagpur in Mouza Wadpakad, bearing House No. 896, Ward No. 63 Nagpur, within the limits of Municipal Corporation and Improvement Trust, Tahsil and District Nagpur. Together with ALL THAT R. C. C. Superstructure comprising of Two Bed Room Residential Apartment No. 711, Seventh Floor in Block "A" covering a total built up area 61.83 Sq. Meters excluding the area of balcony and stair case etc. appurtenant to or belonging thereto, in the building CHANO known as SUNDER JEEVAN APARTMENTS which is situated at Gowan Square, Clark Town, Nagpur.

2. We further state that we have not done any act, whereby it could be said that the property in question is in danger of being attached and/or disposed off.

3. That we have not executed any power of attorney in favor of any person whether registered or un-registered in respect of said property.

4. That we hereby state and declare that deponents have a clear and marketable title to the said immovable property and that there are no charge, mortgage, lien or encumbrances or attachment by

...2...



Government whether Central or State or Semi-Government, Income Tax Department, Sales Tax Department, or any person, firm, company, body corporate, society or entity whatsoever and that the Mortgagor has not entered into any agreement for sale, Gift, Partition in respect of the said immovable property or any part thereof or in manner whatsoever and that no proceedings for the recovery of tax are pending against the Mortgagor under the Income Tax Act, 1961 (as amended) or any other law and that no notice has been issued and or served upon the Mortgagor under Rule 2, 16 or 51 of the Income Tax Act, 1961 or any other law and that there is no pending attachment whatsoever levied on the said immovable property.

5. That we hereby state and declare that there is no litigation, suit or dispute is pending before any court in respect of the aforesaid property.

6. We further state that I/we have not mortgaged, charge and/or encumbered the aforesaid property nor I have agreed to mortgage and/or sell and/or transfer the ownership of the said property and/or any right, title and interest there in favor of any body in any manner whatsoever.

7. The deponent further declares that the said property is / are in actual physical possession and enjoyment of the deponent and that the deponent has not created any charge, lien or encumbrances over the said property nor entered into any sort of agreement, Sale with any person whatsoever, and therefore has not created any third party interest therein.

8. We deponent hereby state and declare that we have not taken any Loan or Subsidiary from Government or semi government on the property and if any, shall be found then the same shall be the sole liability of us/me and we the deponent shall indemnify the bank in this respect, under all circumstances.

9. The deponent, therefore, hereby covenants that the deponent having marketable title to the said property and shall keep the same free from all such charges, lien or encumbrances.

10. We further hereby undertakes to pay all the entire taxes, non-agricultural taxes, ground rent, development charges, cess, corporation charges etc. due and payable on the said property.

11. We further state that we have not done any act, whereby it could be said that the property in question is in danger of being attached and/or disposed off.

Hence, this affidavit.

VERIFICATION

We have verified that the contents of above Para which are true and correct to our personal knowledge and belief. If any information found incorrect then we are liable to prosecute u/s 199 and 200 of Indian Penal Code. Hence verified and signed at Nagpur on this 21st day of November, 2011.

Nagpur.

Dated: 21/11/2011.



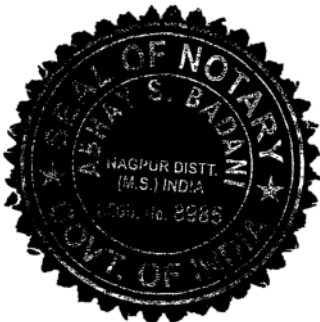
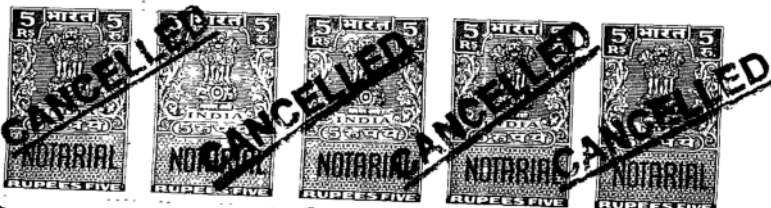
DEPONENT

Signature of Shri / Smt. Mazenda
Sabrani

who / is / are personally known to me /
identified by Shri / Smt. Self

and who signed before me this day the
22nd day of Nov at Nagpur
is / are attested. 2011

Abbadani
NOTARY
Govt. of Ind
Nagpur (M.S.)



८८२ गव्य निबंधक १५५४१५ दि. १५/१२/९९



०१/१२/९९ दि. १५/१२/९९

सह दुय्यम निबंधक, वर्ग-२
नागपुर शहर त. ५.

८८२
२००० ५०००००
२५ ता. १२/१२/९९
दुय्यम निबंधक, नागपुर - ५
श्री केशरी बाबुन बिहा
स्वा/ N.S. Sabnam
स्वा/- दि. स. गोडघाटे

दुय्यम निबंधक
नागपुर-५,

सा केनली ही ४६००=६०
मै-मै ही २=६०
मै-मै ही २=६०
मै-मै ही २=६०
मै-मै ही २=६०
मै-मै ही २=६०
मै-मै ही २=६०
मै-मै ही २=६०

स्वा/- वि. स. गोडघाटे
दुय्यम निबंधक
नागपुर-५

SALE DEED

VALUED AT RS. 1,75,000/-

(Rupees One Lakh Seventy Five thousand only)

VALUE FOR STAMP DUTY RS.4,78,000/-

THIS SALE DEED OF AN APARTMENT is made and executed at Nagpur on this 31st day of December 1999 BETWEEN M/s. OM-BUILDERS, a partnership Firm duly registered under the Indian Partnership Act, 1932 having its registered office at 520, Clarke Town, Nagpur, Acting through its Partner SHRI ANAND PRAKASH MALHOTRA S/O. MALIK UTTAMCHAND MALHOTRA Aged about 76 years.

श्री A. P. Malhotra श्री N.S. Sabnam



Occupation : Retired Central Govt. Officer, Resident of Clarke Town, Nagpur, hereinafter called the **VENDOR** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said Vendor, its liquidators, as well as their respective heirs, legal representatives, executors, administrators, successors and assignees of the **FIRST PART**.

AND


SHRI NARENDRA S/o. SEOMAL SABNANI, Aged 47 years, Occupation Business, resident of Sunder Jeevan Apartments, Clarke Town, Nagpur, hereinafter called the **PURCHASER** which expression shall unless repugnant to the context or meaning thereof always mean and include the said purchaser as well as his respective heirs, legal representatives, executors, administrators, successors and assignees of the **SECOND PART**.

WHEREAS the Vendor was the absolute owner and in possession of Nazul Plot No. 3/2, 13/3, 12 & 14/2 Sheet No. 2 – A of Mouza-Wadpakad, situated at Gowan Square, Clarke Town, Nagpur, under leasehold rights from the Govt of Maharashtra through Nazul Department, Nagpur. The lease of the said plot has been renewed, by the Collector, Nagpur for a further period of 30 years, commencing from 31-03-1978 to 31-03-2008. **AND**

for A.P. Mulhate

for N.S. Sabnar





WHEREAS the Vendor being desirous of developing the said plot decided to construct separate multi-storeyed buildings thereon consisting of various self contained separate Apartments therein in accordance with the plans sanctioned by the Nagpur Municipal Corporation bearing building Permit No. 232/EPR/60, dated 10/01/1984, and said entire Estate is known as SUNDER JEEVAN APARTMENTS.

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for A. P. Mukherjee

for N. S. Sharma



4

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

THAT, in pursuance of the said Agreement dated 16.08.1995 and in consideration of a total sum of Rs. 1,75,000/- (One Lakhs Seventy Five thousand only) paid by the **PURCHASER** to the **VENDOR** in the manner appearing hereinbelow the receipt whereof the **VENDOR** does hereby acknowledge. The **VENDOR** as the absolute owner in possession thereof does hereby grant, convey, assign and transfer by way of sale to the **PURCHASER ALL THAT** entire R C C Super structure comprising of Apartment No. 711 on Seventh Floor in Block No. A of the Building CHANO known as SUNDER JEEVAN APARTMENTS covering a total super builtup area 87.36 Sq.Mtrs. (940 Sq.ft) and builtup area 61.83 Sq.Mtrs. Situated at Gowan Square, Clark Town, Nagpur. TOGETHERWITH Proportionate undivided share in land bearing Nazul Plot No. 3/2, 13/3, 12 & 14/2, Sheet No. 2-A, Corporation House No. 896, Ward No. 63 in Tahsil and District Nagpur and more particularly described in the Schedule hereunder written, **TO HOLD THE SAME TO AND UNTO THE PURCHASER** as the absolute and full Owner thereof forever, free from encumbrance of all kinds whatsoever and also free from payment of Nazul Rent, Corporation Taxes, Cessess and all othis outgoings etc. levied thereon and payable upto the date of possession.

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Rs. 1,75,000/- Total (Rupees One lakh Seventy Five thousand only)

for A.P. Madhotra for M.S. Subramani



2) **THAT** the **VENDOR** does thereby covenants with the **PURCHASER** as follows

- i) **THAT**, the Vendor has good, valid and marketable title to the property hereby sold and that it has full right and absolute authority to sell the same to the **PURCHASER** absolutely forever.
- ii) **THAT** the **VENDOR** has paid all taxes & Ground rent, Nagpur Municipal Corporation Charges, and Cesses etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid the vendor undertakes to pay the same to the concerned authority payable only upto the date of handing over the possession 24.09.1995.
- iii) **That** the Vendor had done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the **PURCHASER**.
- iv) **THAT**, the Vendor had delivered the actual physical possession of the said property (Apartment No. 711 Seventh Floor of Block No. A) hereby sold to the Purchaser in vacant condition on 24.09.1995.
- v) **THAT**, the property hereby sold does not belong to the Nagpur Improvement Trust, hence No Objection Certificate Under Section 22-A, of the Registration Act- 1908, has not been obtained by the vendor.
- vi) **THAT**, the total consideration of the Apartment being less than Rs 5,00,000/- (Rupees Five Lakhs) only the No Objection Certificate Under Section 22-A is not required for this Deed of Sale.
- vii) **THAT**, the **VENDOR** shall support any applications made by the **PURCHASER** for mutations made by **PURCHASER** for mutation of name on the property hereby sold and shall render necessary assistance to the **PURCHASER** for obtaining the mutation thereof, in his name in all the relevant Govt. & Semi-Govt. records.
- viii) **THAT** the property hereby sold shall be taken to be correctly described in the schedule hereunder written, and is subject to outgoing agreements, restrictions and rights of the other individual owners of the remaining Undivided Share and interest in the said plot, and the other Apartment owners, affecting the same and if any mis-statement, error or omission shall be discovered the same shall not annul this sale, nor shall any compensation be allowed in respect thereof to the **PURCHASER** but all the same such mis-statement, error or omission will always be subject to corrections by the parties hereto.



22/ A. P. Mulhotra 22/ S. S. Bhatnagar



- ix) THAT the VENDOR has produced a Declaration Under Section 27, of the Urban land (Ceiling & Regulation) Act 1976, in duplicate, alongwith a Sworn affidavit in the prescribed forms.
- x) THAT the Deed of Declaration as required under the provision of Maharashtra Apartment Ownership Act 1970 (in form No. A) and the Declaration under section 2 of the said Act has already been registrered in the office of the Sub-Registrar at Book No. A-1, Vol No. 191, Page No.13 to 141, Reg.No. 1155 (P), Dt. 06 10.1998.

3. THAT, the PURCHASER is hereby covenant with the VENDOR as follows:

- i) THAT, the PURCHASER shall from the date hereof always pay regularly his share of common expenses such as Ground Rent water charges, society maintenance charge common lights, security etc. & ~~other~~ outgoing whatsoever assessed on his undivided share in the land which she has hereunder purchased. The PURCHASER shall hereafter pay individually Corporation Taxes, Cesses, as may be levied and assessed by Nagpur Municipal Corporation on the Apartment purchased by his and shall also pay electric charges as per his consumption.
- ii) THAT, the PURCHASER knows that the said entire property has been submitted to provisions of the Maharashtra Apartment Ownership Act 1970, and the PURCHASER will abide by provisions contained in the Deed of Declaration and the bye-laws appended thereto.
- iii) THAT the PURCHASER Shall abstain from doing any act deed or thing which may cause annoyance or inconvenience, distrubance or obstruction to the other purchasers of the undivided proportionate share in the said land and the occupants or owners of the ~~other~~ Apartments in the said building as a whole in any manner whatsoever.
- iv) THAT the PURCHASER shall always keep the Apartment in good repairs and habitable conditions.
- v) THAT the common aras and facilities shall always remain undivided and no partition or subdivision of any part thereof will be carried out by the Purchaser separately or jointly with othis Apartment owners in the said building.
- vi) THAT the PURCHASER shall use the common areas and facilities provided in the said premises only in accordance with the purpose for which they are intended without hindrance or encroaching upon lawful rights of the ~~other~~ Apartment owners.
- vii) THAT the PURCHASER having a vehicle shall park the same at the placement for the parking only and not at any ~~other~~ place.

for A.P. Malhotra, per N.S. Sabharwal



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THAT, all the expenses relating to the above said Sale Deed including the stamp duty, registration fees etc. shall be borne and paid by the purchaser, Stamp duty is paid as per the government rates at item No. 11 the said building is 12 years old.

SCHEDULE OF PROPERTY

ALL THAT Proportionate Undivided Share and interest in all that piece and parcel of land bearing Nazul Plot No.3/2, 13/3, 12, & 14/2, Sheet No. 2-A, admeasuring 3896.20 Sq.mtrs) situated at Gowan Square, Clarke Town, Nagpur, Mouza – Wadpakad, bearing Nagpur Municipal Corporation House No. 896, Ward No. 63 Nagpur within the limits of Municipal Corporation and Improvement Trust Nagpur, Tahsil & District Nagpur TOGETHERWITH ALL THAT R.C.C. Super structure comprising of Two Bed Room Residential Apartment No. 711 on Seventh Floor in Block A covering a total built up area of 61.83 Sq.Mtrs in the building CHANO known as SUNDER JEEVAN APARTMENTS which is situated at Gowan Square, Clarke Town, Nagpur. The said Property is bounded as follows:

On the East – Property of Smt. Harnam Kaur .
On the West – Road of 30 feet wide.
On the North – Property of Shri Bhatia.
On the South – Nallha.



IN WITNESS WHEREOF the Vendor and the Purchaser herein above named hereto have set their respective hands and signed this DEED OF SALE OF AN APARTMENT at Nagpur in the presence of the attesting witnesses signing as such on the day, month and year first above written.

WITNESSES

- 1.
- 2.

(ANAND PRAKASH MALHOTRA)
M/S. OM-BUILDERS, PARTNER
VENDOR

(SHRI NARENDRA S. SABNANI)
PURCHASER

कि. देवाड
ने. गोम बिजलीच पोलिट
जी. आर्क प्रकश महेसा
उ. मागोड उतमकई महेसा
वय 64 प्रियड
21. कर्माई एड्ड वागपूर
कि. देवाड

जी. मेरेख सिंगोमात सवर्गा
वय 86 प्रयाफर
ए. कर्माई एड्ड वागपूर
मागपूर

1) हरिव क्याराम भाखोजी
स्वागरी 2. स्वरु मगपूर
2) सलिकुमा 3. आर्क प्रकश
महेसा क्याराम.
2. कर्माई एड्ड वागपूर

हे वरिल दस्तऐवज करुन देणारास
स्वतः ओळखत असल्याचे सांगतात
त त्यांची ओळख देतात.

2011 # 2 Mukhijam
2) 2011 # 11 - A Mulhotay

दस्तऐवज करुण देणार

तथाकथित...
दस्तऐवज करुन दित्याचे कबूल
करतात.

2011 A. F. Mulhotay

दिनांक... 25 माहे 2 सन 2011

स्वा/- दि. स. गोडघाटे
दुय्यम निबंध
मागपूर-4.

2011 N. S. Sabhram

स्वतः प्रतीलीपी

राष्ट्र दुय्यम निबंधक, वर्ग-2
मागपूर शहर क्र. 4.

9 नंबराचे बुकाचे 3 रे
बुकाचे 6 रे ते 14 बुकाचे
9083 नंबरी नोंदना
स्वा/- दि. स. गोडघाटे

दुय्यम निबंधक, मागपूर-4
22 माहे 3 सन 2011



नक्कल अज दाखल तारीख 29.11.11
नक्कल तयार तारीख 29.11.11
नक्कल 30 डिसेंबर 2011 पासून दिली
तारीख 29.11.11



राष्ट्र दुय्यम निबंधक, वर्ग-2
मागपूर शहर क्र. 4.

मी नक्कल केली
मी सजवात घेतली
मी हयाकून बाहीली
स्वतः अह
दुय्यम निबंधक
मागपूर-4