

Saleed 985

(5)

T512

7. (9)

(5)

Flat no 712-

(Sundyeenu)

(28/2/2000)

9
ccy

14/3/2000

~~P. J. T. Noe~~

Smta Sabnam

Name - D -

Property No. - 14

(WS 2)

Flat No-712

28/2/2000

31/12/1999

5000Rs.



95804 21/12/99
अ. नं. दिनांक

किंमत 4000 रु. की कीमत केन्दु माषानी

S. A. B. S.
जनरल स्टैम्प व कोर्ट की
मुद्रांक विक्रेता ला. नं. 8/1986
संजय आप्पाजी हरडे
जिल्हा कचेरी कलेक्टर परिसर नागपूर.
फोन - 661628

समुच्चय. व. 2000 रु. केन्दु माषानी
2000 रु. केन्दु माषानी
संयुक्त दुय्यम निबंधक, नागपूर - 4
महेश्वरीत बापुन दिवा

5

की वतली ती 8000 = 0
नॉदणी की 2 = 0
नकलेंदी की 2 = 0
शेरे की 2 = 0
नाडून पाहणे की 98 = 0
फाईल करणे की 4000 = 0
मकुण की

Chile? no. Labmanu

(Signature)
दुय्यम निबंधक
नागपूर-4,

SALE DEED

VALUED AT RS. 2,25,000/-

(Signature)
दुय्यम निबंधक
नागपूर-4,

(Rupees Two Lakhs Twenty Five thousand only)

VALUE FOR STAMP DUTY RS.4,98,000/-

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)

Chile? no. Labmanu

100

100

100



5000Rs.



94303 21/12/2008
अ. नं. दिनांक

किंमत 5000/-

श्री अनिता नरेन्द्र साबनानी

जनरल स्टम्पों कोर्ट की

शुल्क - मुद्रांक विक्रेता ला.नं. ४/१९८६
जय आप्पाजी हरडे
जिल्हा कचेरी कलेक्टर परिसर नागपूर.
फोन - ७७१७२१

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

SMT. ANITA W/o. NARENDRA SABNANI, Aged 39 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 her 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]
Chila N. Sabnani



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1000Rs.



१५३०४ ३११२१२२

अ. नं.

दिनांक

किंमत १०००/-

कोनली-कोनली नयेन्द्र
साबनाली-व.ह.ल.

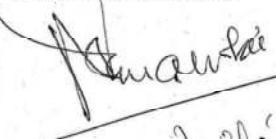
S.A. १२२०
जनरल स्टम्प व कोर्ट फी

शासकिय - मुद्रांक विक्रेता ला.नं. ४/१९८६
संजय आप्पाजी हरडे
जिल्हा कचेरी कलेक्टर परिसर नागपूर.
फोन - ७७१७१९

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. 712 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 her 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 16-08-1995 for a total consideration of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five thosuang 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 her choice so she agreed to purchase the same at incomplete stage on the following terms and conditions:


Chila S. Sabnani

1. 19. 19. 19.

2. 19. 19. 19.



100Rs.



१५३०५ ३१/१२/९९
अ. नं. दिनांक
किंमत १०० रु. चीनी - अनिता नेवु
राधनानी वड्ड

जनरल स्टॅम्प व कोर्ट फी
शासकिय - मुद्रांक विक्रेता ला.नं. ४/१९८६
संजय आप्पाजी इरडे
जिल्हा कचेरी कलेक्टर परिसर नागपूर.
फोन - ७७१७२१

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. 2,25,000/- (Two Lakhs Twenty 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. 712 on Seventh Floor in Block No. A of the Building CHANO known as SUNDER JEEVAN APARTMENTS covering a total super builtup area 91.54 Sq.Mtrs. (985 Sq.ft) and builtup area 64.50 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 other outgoings etc. levied thereon and payable upto the date of possession.



Chitra. no. Sabmani



INDIA NON JUDICIAL

₹ 100

R\$ 100

सत्यमेव जयते

भारत

एक सौ रुपये

ONE HUNDRED RUPEES

9430E 391921EE
अ. नं. दिनांक
किमत 900 नाव ~~जिहवा कलेक्टर~~ ~~नरेन्द्र काबगरी~~
~~संयुक्त संघर्ष पार्टी की~~
~~साथी - युवाक विवेका स.नं. ४/१९८६~~
~~राज्य आप्पाजी हरडे~~
~~जिल्हा अधीर कलेक्टर परिसर नामपूर.~~
~~फोन - ७७२७२३~~

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Rs. 25,000/- (Rupees Twenty Five thousand only) paid by the PURCHASER to the VENDOR in Cash on 23.09.1995, the receipt whereof is hereby acknowledged by the VENDOR.

Rs. 2,25,000/- Total (Rupees Two lakhs Twenty Five thousand only)

~~Answer~~
Chilā no Sabnamī

— —

|

1000

1000



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. 712 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 her 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.



Chitra N. Sabharwal



- 7
- ix) THAT the VENDOR has produced a Declaration Under Section 27, of the Urban land (Celling & 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 her share of common expenses such as Ground Rent water charges, society maintenance charge common lights, security etc. & other outgoing whatsoever assessed on her 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 her and shall also pay electric charges as per her 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 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 other 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.



[Signature]
Chitra N. Sabharwal



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.

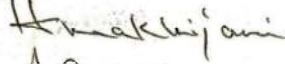

SCHEDULE OF PROPERTY

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. 712 on Seventh Floor in Block A covering a total built up area of 64.50 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:

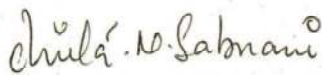
On the East	—	Property of Smt. Harnam Kaur .
On the West	—	Road of 30 feet wide.
On the North	—	Property of Shri Bhatia.
On the South	—	Nallha.

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


(Smt. ANITA N. SABNANI)
PURCHASER

लि. देणार

मे. मोम बिबिसी पार्कर
सी. आनंद प्रकाश मल्होत्रा
व. मलिक उलमपह मल्होत्रा
वय 66, निवापड रा. फुलके
राहण, नागपूर

लि. देणार

सीमती मनीता जेहेन मखनानी
वय 38, व्यापार
रा. फुलके राहण, नागपूर

१) हवीध दयाराभ मारवीजानी
व्यापारी, वसदर बागपूर
२) अनिलकुमार आनंदप्रकाश
मल्होत्रा, व्यापारी
फुलके राहण नागपूर

हे वरिल दस्तऐवज करुन देणारास
स्वतः ओळखत असल्याचे सांगितल
य त्यांची ओळख देतात.

दस्तऐवज करुण देणार

तथाकथित विशेषज्ञ
दस्तऐवज करुन दिल्याचे कबूल
करतात.

Chula. N. Sahmani

दिनांक २८ माहे २ सन २०१०

विक्रम
मुख्यम निबंधक
नागपूर-५,

१ नंबराचे बुकाचे 356
म्हणजे 902 ते 990 बुकाचे
९६० नंबरो नोंदला

मुख्यम निबंधक, नागपूर-५,
दि. १४ माहे २ सन २०००

