

539/4270

Tuesday, April 26, 2022

12:39 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

भावाचे नाव: भगापुर

पावती क्र.: 4854 दिनांक: 26/04/2022

दस्तऐवजाचा अनुक्रमांक: नसन7-4270-2022

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: श्वेता इन्फास्ट्रक्चर्स अँड हौसिंग इंडीया प्रा. लि. तर्फे संचालक श्री. सुजॉय जयंत गुप्ता यांच्या तर्फे
बि.मु. म्हणुन विशाल दीपक भवार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2040.00

पृष्ठांची संख्या: 102

एकूण:

रु. 2140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:58 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मूल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

1) देयकाचा प्रकार: DHC रक्कम: रु.40/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202213067 दिनांक: 26/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202213005 दिनांक: 26/04/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000943033202223E दिनांक: 26/04/2022

बँकेचे नाव व पत्ता:

V Bhawar.

मूळ दस्त घेता



CHALLAN
MTR Form Number-6



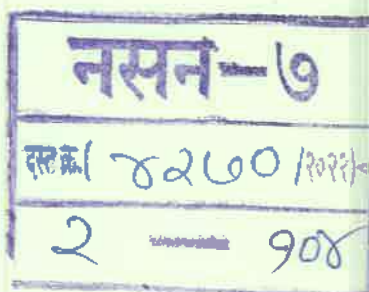
GRN	MH000943033202223E	BARCODE	Date		25/04/2022-09:54:21	Form ID	25.3
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				NSK7_NASHIK 7 JOINT SUB REGISTRAR			
Location				NASHIK			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				500.00			
0030063301 Registration Fee				100.00			
Total				600.00			
Payment Details				BANK OF MAHARASHTRA			
Cheque/DD No.				25/04/2022-09:55:25			
Name of Bank				BANK OF MAHARASHTRA			
Name of Branch				Not Verified with Scroll			
FOR USE IN RECEIVING BANK				Bank CIN			
Ref. No.				02300042022042565091			
Bank Date				RBI Date			
25/04/2022-09:55:25				Not Verified with RBI			
Bank-Branch				BANK OF MAHARASHTRA			
Scroll No. , Date				Not Verified with Scroll			

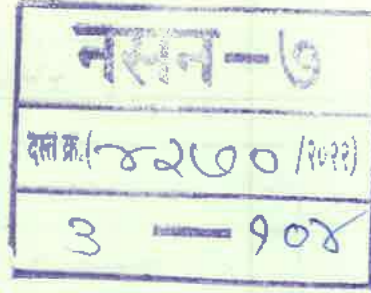
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9011037662

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2504202213005	Date 25/04/2022
Received from SHWETA INFRASTRUCTURE AND PVT LTD, Mobile number 9850887029, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 25/04/2022
Bank CIN 10004152022042512091	REF No. 011874668
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2504202213067	Date 25/04/2022
Received from SHWETA INFRASTRUCTURE AND PVT LTD, Mobile number 9850887029, an amount of Rs.40/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 25/04/2022
Bank CIN 10004152022042512144	REF No. 011915810
This is computer generated receipt, hence no signature is required.	





!! Om Sai!!

On Stamp of Rs.500/-

**DEED OF DECLARATION OF
"SAMRAAT APNA GHAR PHASE-I"**

Building - 'A'- Wing 'A1','A2','A3'

Building - 'B'- Wing 'B1','B2','B3'

Building - 'C'- Wing 'C1','C2','C3'

Building - 'D'- Wing 'D1','D2'

Building - 'E'- Wing 'E1','E2','E3' 'E4','E5'

THIS DEED OF DECLARATION is made and executed at Nashik on this 26th Day of April Christian year 2022.

SHWETA INFRASTRUCTURE AND HOUSING (I) PVT. LTD., (PAN No: AAJCS4306F) (CIN No. U45200MH2005PTC155493), a company incorporated under the Companies Act, 1956 having its registered Corporate office at : Unit 1230A, 12th Floor, B Wing, Parinee Crescenzo, BKC, Mumbai – 400051 and for their Nashik Operation having their Nashik Office at : Samraat Headquarter A – 33, 7th Lane, Satpur MIDC Road, NICE Area, Nashik, Maharashtra 422007; represented by its Authorized Signatories vide Board Resolution Dated: 01/04/2022, **MR. SUJOY JAYANT GUPTA** (Chairman & Managing Director) Aged: 50 years, (Aadhar No 4118 8950 7153) Occupation Business & Agriculture, Res. At- 1207/1208, Signature Apartment, Serene Meadows, Anandvali, Gangapur Road, Nashik 422013; hereinafter referred to as "**THE GRANTOR/OWNER**", (Which expression shall, unless it is repugnant to the context or meaning thereof mean and include other partners, legal representatives, administrators, executors and assignees).



FIRST:-NON AGRICULTURAL PERMISSION-

- (a) The said land i.e. land Survey No. 49/1/2 is converted into Non-Agricultural land by Collector of Nashik vide its order No. Maha/Kaksha-3/4/NASR/123/06 dated 17.08.2006. As per this order an area admeasuring 13733.79 Sq. Mtrs. is allowed for Residential purpose and area admeasuring 906.75 Sq. Mtrs. is allowed for Commercial Purpose.
- (b) The Hon'ble Collector of Nashik vide his permission as mentioned below has permitted the use of the said land bearing Survey No.49/1/2 for non-agricultural purposes for area admeasuring 402.53 sq. Mtrs for commercial purpose through his order No. MH/Kaksha-3/7-2/S.R/48/2019 dated 18/06/2019.

SECOND:-

The subject matter of the present deed is "SAMRAAT APNA GHAR PHASE-I " Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing 'C1','C2','C3', Building - 'D'- Wing 'D1','D2', Building - 'E'- Wing 'E1','E2','E3','E4','E5' and the land below the plinth is admeasuring 4,718.68 Sq. Mtrs. which is situated at Survey No. 49/1/2 area admeasuring 15,300.00 Sq. Mtrs and also having CTS No. CTS No. 2362/1 area admeasuring 15200.00 Sq. Mtrs. of Gangapur Shiwar, situated within local limits of Nashik Municipal Corporation and is owned by "THE GRANTOR/OWNER", i.e. M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED.

The present Grantor/Owner, Shweta Infrastructure & Housing (I) Pvt. Ltd. has purchased the above mentioned land of Survey 49/1 area admeasuring 0 H 76.5 R equivalent to 7,650 Sq. Mtrs and Survey No. 49/2 area admeasuring 0 H 76.5 R equivalent to 7,650 Sq. Mtrs which is situated at village Gangapur, Taluka Nashik, District Nashik within the limits of Nashik Municipal Corporation from Mahindra Life Space Developers Limited by way sale deed execute on 31/03/2018 and registered at sub registrar Nashik vide Sr. No. 2072/2018 dated 19/04/2018. and accordingly the name of the

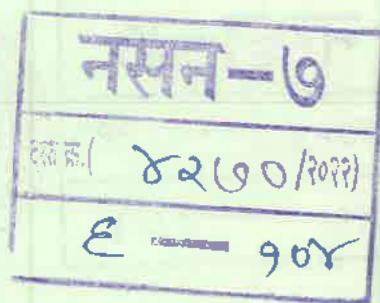
नसम-७
दस्तावेज क्र. (४२७०/२०२२)
५ - १०४



purchasers "Shweta Infrastructure & Housing (I) Pvt. Ltd." has been mutated in the record of rights vide Mutation Entry No. 17870 which is shown in the present 7/12 extract of the said property. Accordingly, name of Promoter was brought on the relevant land and revenue record vide Mutation Entry No.17870 certified on 16/05/2018.

AND WHEREAS now the Grantor/Owner is owner of said land and are well sufficiently entitled to all that pieces and parcels of land bearing **Survey No. 49/1/2** area admeasuring **15,300.00 Sq. Mtrs.** and having CTS No. 2362/1 Situated at village Gangapur, Nashik, Taluka Nashik, District Nashik, and within the limits of Nashik Municipal Corporation and within the jurisdiction of the Sub Registrar Nashik (Hereinafter collectively referred to as "the said land") and more particularly described in the First Schedule hereunder written.

AND WHEREAS the then land owner namely Mr. Anil Ramdas Pai had prepared the amalgamated building plan and got the said plan for area admeasuring **8621.19 Sq. Mtrs.** sanctioned from Nashik Municipal Corporation, Nashik vide Commencement Certificate bearing No. **LND/BP/WS/Satpur/13/30, dated 30/05/2006** in respect of buildings to be constructed on the said land. Further the present Grantor/Owner Shweta Infrastructure & Housing (I) Pvt. Ltd. revised the above building plans again and re-sanctioned the necessary building plans as per prevailing market requirement and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. **LND/BP/ GANGAPUR /DCR /0607 /2018, dated 06/11/2018** for area admeasuring **19816.69 sq. Mtrs.** in respect of buildings to be constructed on the said land. Further the Grantor/Owner has handed over the area adm. 659.49 Sq. Mtrs. has been handed over to the Nashik Municipal Corporation for D.P. Road out of total 15300.00 sq. mtrs area of S.No. 49/1/2. Hence The Grantor/Owner, Shweta Infrastructure and Housing (I) Pvt Ltd through its Directors Mr. Sujoy Jayant Gupta and Mrs. Shweta Sujoy Gupta executed sale deed in favor of the Nashik Municipal

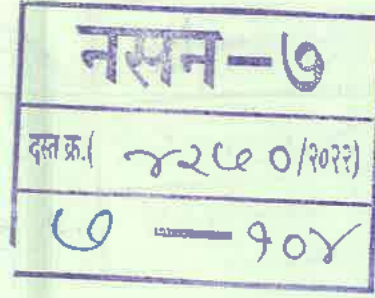


Corporation Nashik, which is registered at Sr No. 1075/2019 dated 05/03/2019. Accordingly the name of Nashik Municipal Corporation Nashik, is mutated to the ownership column of Revenue Record for the area 659.49 Sq. Mtrs. vide mutation entry no. 19013 on 29/11/2019 and the F.S.I of the same has been utilized and consumed. Further the Grantor/Owner revised the above building plans and re-sanctioned the necessary building plans and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. LND/BP/B1/BP/58, dated 28/09/2020 for area admeasuring 23047.85 Sq. Mtrs. in respect of buildings to be constructed on the said land.

THIRD:-

Further the construction work of the said project known as "SAMRAAT APNA GHAR" - PHASE I" was partly completed for Building 'B'- Wing 'B-1', Wing 'B-2' & Wing 'B-3' only as per the approved building plan by Nashik Municipal Corporation, Nashik, the Grantor/Owner then applied to the Nashik Municipal Corporation, Nashik for obtaining the Part Occupation/ Completion Certificate for the same and the Nashik Municipal Corporation, Nashik after visiting the site and checking all the compliances as required by the Nashik Municipal Corporation bye-laws has issued the part completion/occupation certificate for Building 'B'- Wing 'B-1', Wing 'B-2' & Wing 'B-3' vide its order, outward No. Town Planning Department /B1/27539/2021 dated 31/03/2021 for area admeasuring 4433.24 Sq Mtrs. Further the Grantor/Owner again revised the above building plans and re-sanctioned the necessary building plans and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. B1/BP/230/2021, dated 22/09/2021 for area admeasuring 24,299.72 Sq. Mtrs. in respect of buildings to be constructed on the said land.

Further the construction work of the said project known as "SAMRAAT APNA GHAR" - PHASE I" was partly completed for Building 'A'- Wing 'A-1', Wing 'A-2', Wing 'A-3', Building 'D'- Wing 'D-1', Wing 'D-2', Building 'E'- Wing 'E-1', Wing 'E-2', Wing 'E-3', Wing 'E-4', Wing 'E-5' only as per the approved building plan by Nashik Municipal Corporation,



Nashik, the Grantor/Owner then applied to the Nashik Municipal Corporation, Nashik for obtaining the Part Occupation/ Completion Certificate for the same and the Nashik Municipal Corporation, Nashik after visiting the site and checking all the compliances as required by the Nashik Municipal Corporation bye-laws has issued the part completion/occupation certificate for Building 'A'- Wing 'A-1', Wing 'A-2', Wing 'A-3', Building 'D'- Wing 'D-1', Wing 'D-2', Building 'E'- Wing 'E-1', Wing 'E-2', Wing 'E-3', Wing 'E-4', Wing 'E-5' vide its order, outward No. Town Planning Department/B1/29295/2022 dated 28/03/2022 for area admeasuring 15,449.90 Sq Mtrs.

FOURTH:-

As mentioned herein above the "Grantor/Owner" i.e. M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED is entitled to construct the buildings on the said land of the "SAMRAAT APNA GHAR PHASE-I " Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3', Building - 'C'- Wing 'C1','C2','C3', Building - 'D'- Wing 'D1','D2', Building - 'E'- Wing 'E1','E2','E3' 'E4','E5' and the land below the plinth is admeasuring 4,718.68 Sq. Mtrs. which is situated at Survey No. 49/1/2 area admeasuring 15,300.00 Sq. Mtrs and also having CTS No. CTS No. 2362/1 admeasuring 15200.00 Sq. Mtrs. of Gangapur Shiwar, situated within local limits of Nashik Municipal Corporation and is owned by "THE GRANTOR/OWNER", i.e. M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED. Mtrs. And the "Grantor/Owner" have absolute rights to use or alienate/transfer/sale or develop the said property.

FIFTH:-

The "Grantor/Owner" have constructed the Building "SAMRAAT APNA GHAR PHASE-I " Building - 'A'- Wing 'A1','A2','A3', Building - 'B'- Wing 'B1','B2','B3' Building - 'C'- Wing 'C1','C2','C3' (Construction in progress of said building), Building - 'D'- Wing 'D1','D2', Building - 'E'-