



Wednesday, September 29, 2010
11:55:23 AM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 10808

दिनांक 29/09/2010

गावाचे नाव वालीद

दस्तऐवजाचा अनुक्रमांक धसई 1 - 10518 - 2010

दस्ता ऐवजाचा प्रकार करारनामा


सादर करणाराचे नाव: श्रीमती आशा बाजोरीया - -

नोंदणी फी :- 13170.00

नक्कल (अ. 11(1)), प्रत्यांकाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25) :- 500.00

एकूण रु. 13670.00

आपणास हा दस्त अंदाजे 12:10 P.M ह्या वेळेस मिळेल


रुव्यम निबंधक
धसई

बाजार मूल्य: 1317000 रु. भोवदला: 1025000 रु.

भरलेले मुद्रांक शुल्क: 65850 रु.

दस्ताचा प्रकार डीडी/घनाकर्षाद्वारे

वेळेचे नाव व पत्ता भारतीय स्टेट बँक

डीडी/घनाकर्षा क्रमांक: 205039, रक्कम: 13170 रु., दिनांक: 28/09/2010

Alha Bajoria



Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch: 36308	Date: 16/09/2010
Pay to Acct Stamp Duty	
Franching Value	Rs. 65,850/-
Service Charges	Rs. 14/-
TOTAL	Rs. 65,864/-
Name & Address of the Stamp duty paying party	
ASHA ISAJORIA, ADD: 104, DOS Alvina Khatir First Edinewal locality Methi, Andheri (W) Mum- 40.	
Tel./ Mobile No.	9326466485
Desc. of the Document	Agreement/Arbitr
DD/Cheque No.:	
Drawn on Bank:	
DEIVERED (Bank's Use Only)	
Tran ID	A254 Rs. _____
Franching Sr. No.	PL-546 Rs. _____
Cashtler	19996 <i>[Signature]</i> Officer

वसई-३
दस्त क्रमांक: 1049/2010
9 / 24

SCHEDULE OF THE PROPERTY

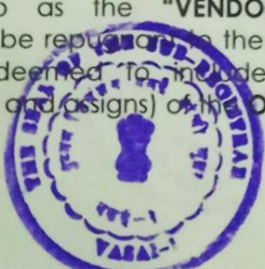
VILLAGE : Waliv.
 SURVEY NO. : 86.
 GALA NO. / FLOOR : Gala No. 11, Ground floor.
 AREA (BUILT UP) : 77 Sq. mtrs.
 CONSIDERATION : Rs. 10,25,000/-
 MARKET VALUE : Rs. 13,17,000/-
 STAMP DUTY : Rs. 65,850/-

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Vasai, Dist. Thane, on 21st day of September 2010.

BETWEEN:

Mr. **TARACHAND VALLABHJI VORA**, aged 50 yrs., an adult, Indian Inhabitant, Residing at M/602, Old Ashok Nagar, Vazira Naka, Borivali (West), Mumbai - 400 091; hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **ONE PART**



[Handwritten signature]

For THE KAPOL CO-OP. BANK LTD.
[Signature]
 Authorised Signatory
 KOTHA NERVA CHAWKERS
 OFF. BILIMATI TOWER, BOMBAY
 400 002, MUMBAI (W.)
 MALAD (W) BRANCH
 101, VASAI, DIST. THANE

19556
 169553
R. 0065850/- P86983
 SEP 16 2010
 12:21
 STAMP DUTY MAHARASHTRA

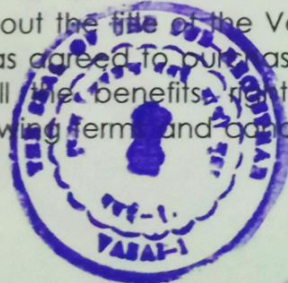
वसई-१
दस्त क्रमांक: १०५९८/२०१०
२ / २५

AND:

Mrs. **ASHA BAJORIA**, aged 49 yrs, an adult, Indian Inhabitant, Residing at 104-05, Ahinsa Kutir, Link Road, Near In Orbit, Malad (West), Mumbai - 400 064; hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the **SECOND PART. ABTPB3523R**

WHEREAS: -



- a). The Vendor is absolutely seized and possessed of and sufficiently entitled to Industrial Gala bearing No. 11, on the Ground floor, in the Industrial Estate known as "**BLUE CHIP NO. 5 INDUSTRIAL ESTATE**", Village Waliv, Vasai (East), Taluka Vasai, Dist. Thane; (and more particularly described in schedule hereinunder and hereinafter to as "**SAID GALA**").
- b). The Vendor had purchased the said Gala by an Agreement for Sale dated 12th August 2008 duly lodged for Registration at the Office of the Assurances of the Sub-Registrar, Vasai - 3, vide Receipt No. 8685, under Registration No. Vasai 3 - 08668 - 2008, Dated 14th August 2008, from M/s. Manglam Realtors, Having their Office at 209, Vardhman Shopping Centre, Opp. Station, Vasai (West), Taluka Vasai, Dist. Thane; therein referred to as the "Owners".
- c). The Purchaser has prior to the execution of this Agreement satisfied about the title of the Vendor to the said Gala and has agreed to purchase the said Gala alongwith all the benefits, right, title and interest on the following terms and conditions hereinafter appearing.




t.v. ASHA

वसई-१
दस्ता क्रमांक १०५१८/२०१०
३ / २५

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The Vendor is ready and willing to sell, assign and transfer all his right, title and interest in respect of the said Gala to the Purchaser and the Purchaser has agreed to purchase all the right, title and interest in respect of the said Gala from the Vendor on "**OWNERSHIP BASIS**" from the Vendor for an agreed consideration amount of Rs. 10,25,000/- (Rupees Ten lakh twenty five thousand only). 
- The Purchaser has paid to the Vendor the sum of Rs. 10,25,000/- (Rupees Ten lakh twenty five thousand only), being the full and final consideration amount. The payment made is shown in schedule hereunder: 

SR. NO.	CASH/CHEQUE NO.	DATE	NAME OF THE BANK & BRANCH	AMOUNT (RS.)
1.	१२०४९८	८/०८/१०	State Bank of India.	1,00,000/-
2.	१२०४९९	२१/०९/१०	००	5,००,०००/-
3.	१२०५००	२७/०९/१०	००	4,२५,०००/-
4.	—	—	—	—
5.	—	—	—	—
TOTAL : Rs.				<u>10,25,000/-</u>



Subject to realization.

The receipt for the said amount the Vendor doth hereby admit and acknowledge and passes hereunder to the Purchaser.



पृथक-१
दस्तावेज संख्या: १०५११/२०१०
०० / २५

of any litigation, attachment, orders, injunction, receiver, liquidation etc on account of purchase of said Gala from the Vendor.

10. The Vendor further agrees that he or any other person/s claiming on behalf of him will from the date of this agreement, at all times thereafter, whenever called upon by the Purchaser, to do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the Purchaser in the said Gala.

11. The Vendor is aware that the Purchaser has agreed to purchase the said Gala and has agreed to pay the consideration of the same relying on the correctness of the representation made by the Vendor and the Vendor repeats and confirms that the said representation and statements made hereinabove are true and correct. In the event of Purchaser suffering any prejudice or loss whatsoever on account of the negligence or misrepresentation by the Vendor or by any other person/s on his behalf in respect of the said Gala the Vendor shall indemnify and keep indemnified the Purchaser in respect of all such expenses, costs, liabilities or obligations as the Purchaser may suffer or incur on account of purchase of said Gala from the Vendor.

12. The Vendor has handover the original title deed in respect of the said Gala to the Purchaser on day of registration of this Agreement for Sale.

13. The Vendor hereby acknowledges receipt for the aforesaid consideration amount of Rs. 10,85,000/- (Rupees Ten lakh twenty five thousand only) being the full and consideration received from the Purchaser as agreed by and between both the parties in respect of the said Gala.



AV.

खरिद - १
दस्तावेज क्रमांक: १०५१/१२३०
८ / ८३

14. By this Agreement, the Vendor shall put Purchaser in actual, absolute, vacant, exclusive, wahiwat, formal, physical and peaceful possession of the said Gala without any let or hindrance.
15. The Transfer charges payable to the Builders shall be paid by the Vendor and the Purchaser equally.
16. Save as otherwise provided hereinabove all out of pocket costs, charges and expenses for and incidental of this Agreement, Stamp Duty, Registration fees and other deeds, documents and writing to the execution of and in pursuance thereof in respect of the said Gala shall be borne and paid by the Purchaser alone.

This Agreement shall always be subject to the Provisions contained in the Maharashtra Ownership Gala Act, 1963 and the Maharashtra Ownership Gala Rules, 1964 or any provision of law applicable from time to time.

SCHEDULE OF THE PROPERTY

All that **INDUSTRIAL GALA** bearing No. 11, on the Ground floor, in the Industrial Estate known as "**BLUE CHIP NO. 5 INDUSTRIAL ESTATE**", Gala admeasuring an area of 77 Sq. mtrs. [Built up], Constructed on the Survey No. 86, Hissa No. 6/1 & 6/2, lying, being and situate in the revenue village of Waliv, within the limits of Vasai Virar City Corporation, within the Assurances of the Sub-Registrar Vasai - 1/2/3, Vasai (East), Taluka Vasai Dist. Thane.



Handwritten initials and signature in blue ink.

वसई-१
दस्तावेज क्रमांक: १०५१८/२०१०
९/२५

IN WITNESS WHEREOF the parties hereto has set and subscribed their respective hands to these presents on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "VENDOR"

Mr. **TARACHAND VALLABHJI VORA** *Tarachand*



in the presence of:



1. *Mhant (Nishant R. Mhant)*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "PURCHASER"

Mrs. **ASHA BAJORIA** *Asha Bajoria*



in the presence of:



1. *Mhant (Nishant R. Mhant)*

2. *[Signature]*



वसई-१

बस्ता क्रमांक: १०५१८/२०१०

POSSESSION LETTER

११ / २५

I, Mr. **TARACHAND VALLABHJI VORA**, do hereby state and declare that I have received the full and final sale consideration of Industrial Gala bearing No. 11, on the Ground floor, in the Industrial Estate known as "**BLUE CHIP NO. 5 INDUSTRIAL ESTATE**", Village Waliv, Vasai (East), Taluka Vasai, Dist. Thane; from the Purchaser Mrs. **ASHA BAJORIA**. So I hereby handover the physical, vacant and peaceful possession of the said Gala to the Purchaser Mrs. **ASHA BAJORIA**, on the day of registration of this Agreement for Sale.

Tarachand Vora

Mr. **TARACHAND VALLABHJI VORA**
(Vendor)

I, Mrs. **ASHA BAJORIA**, do hereby confirm to have taken the physical possession of the said Gala bearing No. 11, on the Ground floor, in the Industrial Estate known as "**BLUE CHIP NO. 5 INDUSTRIAL ESTATE**", Village Waliv, Vasai (East), Taluka Vasai, Dist. Thane; from the Vendor Mr. **TARACHAND VALLABHJI VORA**, on the day of registration of this Agreement for Sale and the same is in good condition.

Asha Bajoria

Mrs. **ASHA BAJORIA**
(Purchaser)

DATE: ११ / ०१ / २०१०.

PLACE: Vasai (West).

WITNESS



1. *[Signature]*

2. *[Signature]*

203, Purvee Chambers, Behind Nagar Parishad, Vasai Road (W.) Dist. Thane - 401 202.

Date: वसई-१
वस्त क्रमांक १०५१८/२०१०
१२ / २५

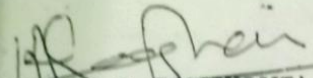
TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Sub: Land bearing S.No.86 H.No.6/1 admeasuring 0-48-3 H.R & S.No.86 H.No.6/2 admeasuring 0-40-5 H.R of Village Valiv, Tal. Vasai, Dist. Thane.

This is to certify that we have taken search in respect of above property in Sub-Registrar's office at Vasai from 1977 to 2007 and in our opinion title to the said Property is clear, Marketable and free from all encumbrances in favour of M/S MANGALAM REALTORS Subject to available record.

We further certify that said land is falling outside the limit of 8 Km. Peripheral area of Gr.Bombay Urban Agglomeration and as such Urban Land (Celling & Regulation) Act 1976 is not applicable to the Said Property.


(**KIRIT A SANGHAVI**)
ADVOCATE.

Dated 24/02/2007.



महाराष्ट्र

व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कार्यालय कॉम्प्लेक्स, दूरदा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४८६

CIDCO/VVSR/CC/BP-130B/E/16/4

दिनांक :

वसाई-१
दस्त क्रमांक १९५११ / २०१०
०३/०३/२००५ २५

वसाई-३
दस्त क्र. ६६/२००८
३०/२०

To,
Shri H.P. Desai & Shri D.P. Desai through
P.A. Holder, Shri Natwarlal K. Shah
C/o. Ratilal Somchand
Poorvi Chamber, Navghar
Vasai (W), Taluka Vasai
DIST : THANE

Sub: Commencement Certificate for the proposed Industrial Building on land bearing S.No.86, H.No.6/1 & 6/2 of Village Waliv, Tal. Vasai, Dist. Thane.

- Ref: 1) Appeal passed vide appeal order No. IPS 1204/1376/C.R.236/UD-12 dated 26/07/2004
2) I.L.R. M.R.No.356/2004 dated 31/07/2004 for measurement
3) Letter from GSDA vide letter No.LGW-10/2004/GN32/55/1262/2004 dated 25/11/2004 for potable water supply.
4) EE(BP-VV)'s Report dated 08/12/2004.
5) Your licensed surveyor's letter dated 14/02/2005.

Sir/Madam.

Development permission is hereby granted for proposed Industrial Buildings, under Sec. 45 of the Maharashtra Regional and town planning Act, 1966 (Mah. XXVII of 1966) to Shri H.P. Desai & Shri D.P. Desai through P.A. Holder, Shri Natwarlal K. Shah.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-130B/E/16/2 , dated 03/03/2005. The detail of the building are given below :

- | | |
|--------------------|---|
| 1) Location | : S.No.86, H.No.6/1 & 6/2 of Village Waliv. |
| 2) No. of Building | : One. |
| 3) No. of floors | : Gr.+ 1/pt. |
| 4) Use | : Industrial |
| 5) No. of Galas | : 66 Galas. |
| 6) Built-up area | : 5399.542 Sq.m. |

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.



... 2.

CIDCO

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210

Phones : (Code - 95250) 2390487 • Fax : (Code 95250) 2390466

CIDCO/VVSR/CC/BP-1308/E/ 1614

Date	31/03/2008
	वसई-२
पत्र क्रमांक	3049 / 2020
	२५

OCCUPANCY CERTIFICATE

I hereby certify that the development of Industrial Building (Gr. + 1/pt) with built up area 5399.569 Sq.m. on land bearing S.No.86, N.No.6/1 & 6/2 of Village Waliv, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. J.P. Nehta & Associates, Licensed Surveyor (License/ Registration No.N/304/LB STR-23)) and has been inspected on 06/02/2008 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/CC/BP-1308/E/1614 dated 03/03/2005 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Directorate of Industries before commencement of manufacturing activities.

Water based/Chemical/Hazardous/Obnoxious Units shall not be allowed in the Industrial Units.

No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.

Notwithstanding any thing contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of building or structures erected of use contrary to the provision of this grant within the specific time Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/his successors and every person deriving title through or under them.



Contd.... 2

No. CIDCO/VVSR/OC/BP-1308/E/ 808

Date 31/04/2008

OCCUPANCY CERTIFICATE

वस्त क्रमांक: 9049 / 2010

75 / 24

I hereby certify that the development of Industrial Building (Gr. + 1/pt) with built up area 5399.569 Sq.m. on land bearing S.No.86, H.No.6/1 & 6/2 of Village Waliv, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. J.P. Mehta & Associates, Licensed Surveyor (License/ Registration No.M/304/LS STR-23)) and has been inspected on 06/02/2008 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/CC/BP-1308/E/1614 dated 03/03/2005 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

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No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.

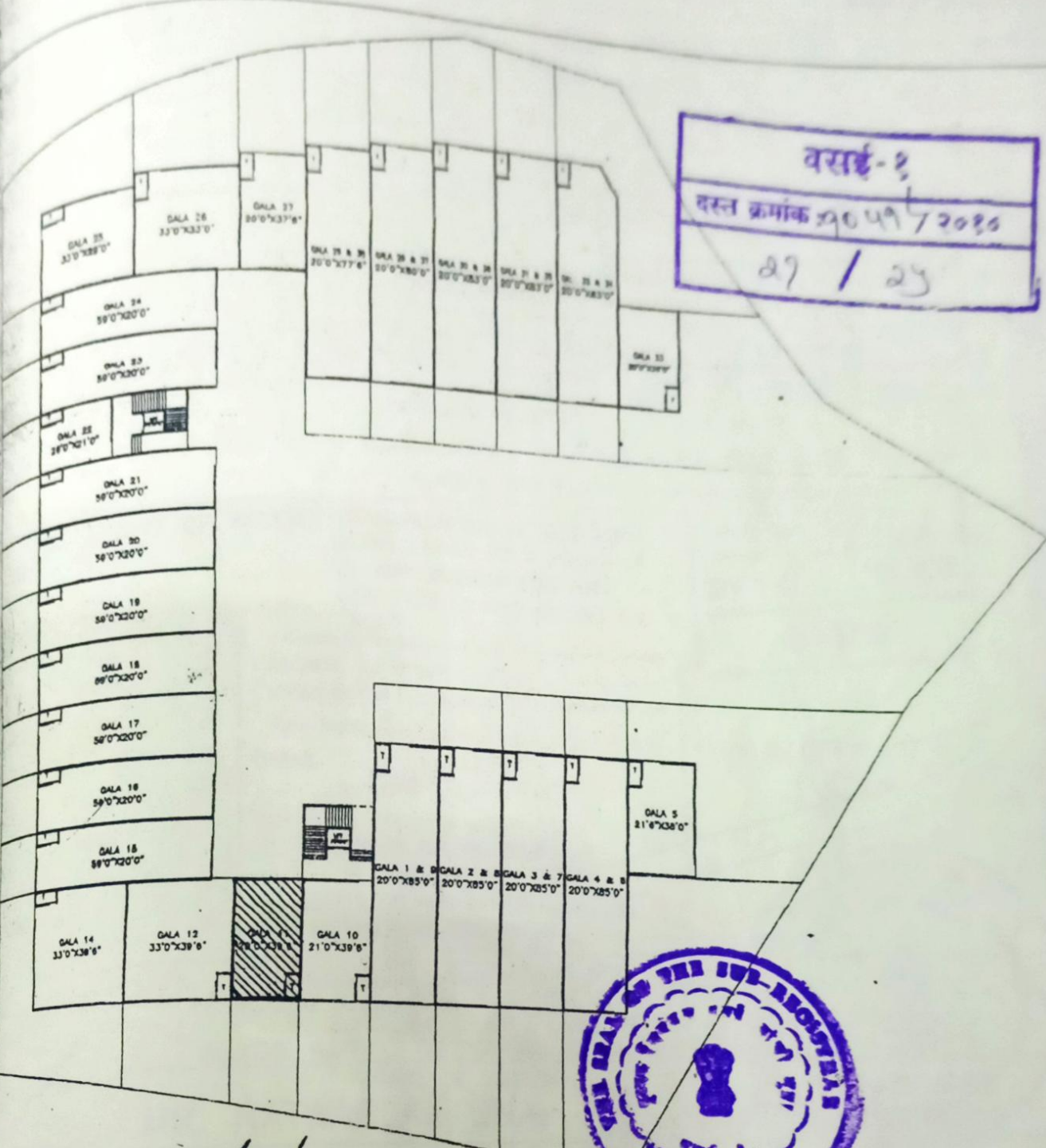
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Contd.... 2

वसई-३
 वस्त क्रमांक ६६६/२०१०
 ३३/२०

वसई-१
 वस्त क्रमांक २०५१/२०१०
 २१ / २३

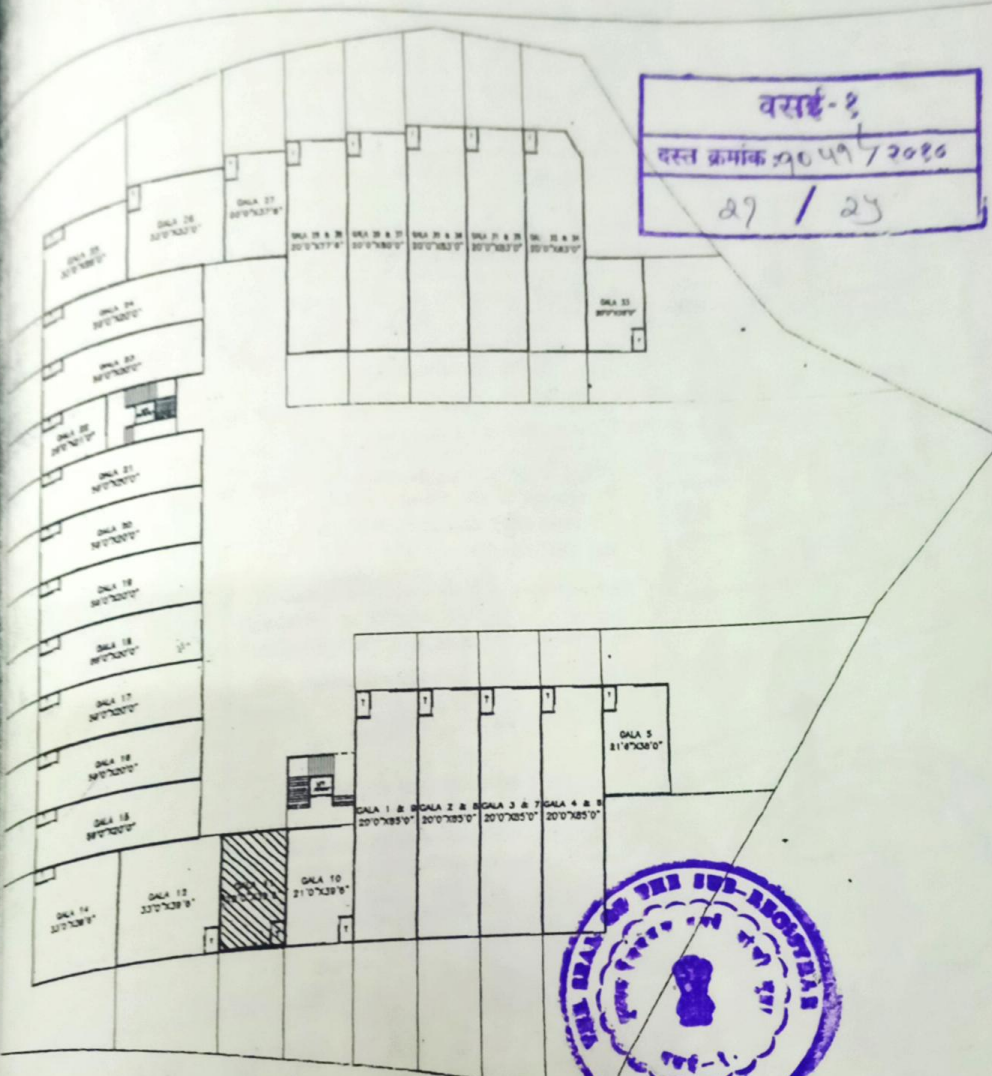


Freehand

GROUND FLOOR PLAN

वसई-४
 वस्त क्रमांक १६६/२०१०
 ३३/२०

वसई-१
 वस्त क्रमांक १०५१/२०१०
 २१ / २५



GROUND FLOOR PLAN

Handwritten signature
 D



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20

4.

115.20 X 21.75 X 0.50

1252.800

ENGINEER/STRUCTURAL ENGINEER

22/03/2005

22/03

PROFORMA II

AT THE BLDG. PLAN SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR BUILDING CONSTRUCTED IN SEISMIC ZONE III & STRUCTURAL DESIGN INCLUDING NATURAL VIBRATION PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. (CIVIL) OR EQUIVALENT

CONTENTS OF SHEET

FIRST FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT, PARKING STATEMENT.

DATE OF RECEIPT THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP, FOR ANY DISPUTES IN ANY COURT OF LAW.

STAMP OF APPROVAL OF PLANS
2005/03/22
E-3/112

GA
55X

Approved as amended
subject to the conditions mentioned in the
office letter No. CIDCO (MGR) CC/BP-1303/E/1514
Dated. 03/03/2005

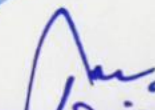
ASSOCIATE PLANNER (MGR)
CIDCO LIMITED.
CENTRA COMMERCIAL COMPLEX
SECOND FLOOR, VASAI (EAST)
MUMBAI, INDIA

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED INDUSTRIAL BUILDING ON PLOT BEARING
S.NO. 86, H.NOS. 6/1 & 6/2
VILLAGE: WALIV, TALUKA: VASAI, DISTRICT: THANE

NAME OF OWNER
MR. NATWARLAL SHAH (P.A. HOLDER)






सह दुर्य्य निबंधक (कार्ग-२)
वसई - १

वसई १
10518/2010

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार
वय 49
सही



Ashka Bujomav

लिहून देणार
वय 50
सही



होकरेकर



सह दुय्य निबंधक (कां-२)
वसई - १