



Wednesday, January 17, 2007

8:17:35 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 421

पावाचे नाव दिंडोली

दिनांक 17/01/2007

दस्तऐवजाचा अनुक्रमांक वदर10 - 00416 - 2007

दस्तः ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव: आशिष अश्विन मेहता हे स्वताकरीता व मास इंटरनेशनल चे भागीदार 1)
अश्विन कुमार एस मेहता (एचयुएफ) 2) शैलेश कुमार एस मेहता

नोंदणी फी	-	5200.00
नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	-	440.00
एकूण	रु.	5640.00

आपणास हा दस्त अंदाजे 6:32PM ह्या वेळेस मिळेल

बाह. दुय्यम नियंत्रक, दिंडोली-क. म.
संपर्क अंमलदार विभाग
सह दु.न.का-वारावली 4

बाजार मूल्य: 500000 रु. मोबदला: 375000 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार: डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक लि., मु. 4;

डीडी/घनाकर्ष क्रमांक: 256365; रक्कम: 5200 रु.; दिनांक: 05/12/2006

DELIVERED

A-35-A-MAAS International.

Share Certificate No.: 083

Member's Reg. No.: 84

No. of Shares: TEN

PR PRAVASI INDUSTRIAL ESTATE CO-OPERATIVE SOCIETY LTD.

Vishweshwar Nagar, Off Aarey Road, Goregaon (E), Mumbai - 400 063. Phone : 2877 9095
(Registered under the Maharashtra Co-operative Societies Act, 1960)
Regn. No. MUM / WP / GNL / O / 1695 / 2007 - 08 dt 05-11-2007

SHARE CERTIFICATE

(Authorised Share Capital of Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50/- each)

This is to certify that Shankar Sarna / M/s. MASS INTERNATIONAL

A-35 A, PRAVASI INDUSTRIAL ESTATE, GOREGAON (EAST),
MUMBAI - 400063.

is / are Registered Holders of TEN fully paid shares of Rs. FIFTY
each numbered from 536 to 545 both inclusive, in
PRAVASI INDUSTRIAL ESTATE CO-OPERATIVE SOCIETY LTD.
Subject to the Bye Laws of the said Society.

Given under the common seal of the Society on this

10th day of FEBRUARY 2008

AUTHORISED M. C. MEMBER

SECRETARY

CHAIRMAN



महाराष्ट्र MAHARASHTRA
 No. 28 NOV 2006
 59

AF 925054

सौ. अरुणा अरुण वाशिडे
 ★ परधाना चारक मुद्रांक विक्रीना क्र. ५९
 २२वी, खोताची वाडी, राठेराय चिन्हीण,
 तळमजला, रम नं. ७, गिरगांव, मुंबई-४
 क्र. ८०१७५३ दिनांक
 सचि/श्री/श्रीमती.
 याचा सं. या मुद्रांक विक्रीना.

- 5 DEC 2006

MAAS INTERNATIONAL

Ashish
 मुद्रांक विक्रीता

DECLARATION:

THIS DECLARATION is made and entered into at Mumbai on this
 12 day of January, 2007, BY AND BETWEEN



- 1) ASHISH ASHWIN MEHTA, Himself & Constituted by SHRI ASHWINKUMAR S. MEHTA,
- 2) SHAILESHKUMAR S. MEHTA,
- 3) SMT. NITA S. MEHTA,

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4) SMT SHOBHANA A MEHTA having its Office at 615/624 Parekh Market, Kennedy Bridge, Opera House, Mumbai - 400 004, hereinafter called to as "THE PURCHASER" (Which expression shall mean and include the heirs, executors, administrators & assigns) of the PARTY TO THIS DEED

WHEREAS Messrs HEMA INDUSTRIES , through its Proprietor Shri RAJUBHAI BHIKHABHAI PATEL, its Karts & Purchasers have entered into an Agreement for Sale dated 14th March, 1992 in respect of Gala No. 35-A, 2nd floor, Pravasi Industrial Estate, Vishweshwar Nagar, Off Aarey Road, Goregaon (E), Mumbai - 400 063, more particularly described in the Schedule hereunder

AND WHEREAS the Party/s hereto above named have failed to appear before the Sub-Registrar of Assurances, at Goregaon / Borivali Region Office, Div - _____, within the limits of time granted for the purpose of Registration of Documents as per the Provisions of Section 4 of Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management Act) 1963 read with Indian Registration Act, 1908

AND WHEREAS the Party/s hereto Purchasers here in above has/have paid the Stamp duty under Amnesty Scheme, Case No. AMN/14372/94/ 3084 & 3085, Receipt No. 42/16, dated 09.08 1995 & 07.06 1996

AND WHEREAS the Party/s by this DECLARATION Confirm the said Document dated 14th March, 1992 which is annexed and marked as **EXHIBIT - A**

NOW THIS DEED WITNESSES AS UNDER

- 1) That the Confirming Party Purchasers here in above entered into an Agreement for Sale dated 14th March, 1992, with Vendors MESSRS SUNDEEP TEXTILE INDUSTRIES, and failed to appear before the Sub-Registrar of Assurance, at Goregan / Borivali Region Office Therefore today by this DECLARATION the Confirming Party's Confirm this Document for and on the terms and conditions mentioned in this Document.



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- 2) That the Confirming part/s appear before the Sub-Registrar of Assurances, at Goregaon / Borivali Registration office, with this DECLARATION to register the said Document as it has been executed today and presented the same for Registration as per the Registration of Documents Act, within time limit of the said for the purpose of Registration of this Deed
 IN WITNESS WHEREOF the Party/s hereto have here unto set and subscribed their respective hands, signatures on the day/month and year here in above written.

THE SCHEDULE OF THE PROPERTY

Gala No 35 - A, on 2nd floor, in the Building known as Pravasi Industrial Estate, Vishweshwar Nagar Office, Aarey Road, situate, lying and being at Goregaon (E), Mumbai 400 063, Taluka Malad, admeasuring 632 sq feets, C T S No 51/A (Part of Borivali Division), Village Dindoshi

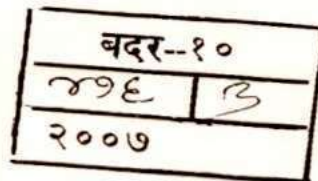
SIGNED SEALED AND DELIVERED by)
 the within named PURCHASERS)

- 1) ASHISH ASHWIN MEHTA, Himself &
 Constituted Attorney for)
 2) SHRI ASHWINKUMAR S. MEHTA,)
 3) SHASHILESHKUMAR S. MEHTA,)
 4) SMT NITA S. MEHTA,)
 5) SMT. SHOBHANA A. MEHTA,)
 Partners of M's Mass International)
 In the Presence of)



ASHISH MEHTA
 (PURCHASERS through
 their C.A)

- 1.
- 2.



मालमत्ता पत्रक

दिनांक १२/०३/०८
गणपतिन पु. का क्र. नं. १५/अ. मालाड
जिल्हा - मुंबई आन्तरिक जिल्हा

१. मालमत्ता
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८. मालमत्ता
९. मालमत्ता
१०. मालमत्ता



क्र.सं.	विवरण	उप. प्रकार	दस्तावेज (भा.)	विवरण (व)	मिळवणी
१००१२३४५	दफती मालमत्ता भागोक्त मुंबई पार TRO.VIII/IX Misc. १२३४५-६७, ८९ Di. १२३४-५६ प्रमाणे अलापना करीत राखण करीत १००१२३४५ यात दफती	S.I.	E.	भारत सरकार	१००१२३४५
१००१२३४६	द. वि. अर्जा नं. ३३ मुंबई पार करदोन क्र. ३३. पत्र करीत करीत नं. ३३-६७ Di. १२३-४५ प्रमाणे संपादन वि. ग. सात नार घेतली	S.I.	E.	भारत सरकार	१००१२३४६
१००१२३४७	ता अर्जा वि. मुंबई पार करदोन क्र. C/DESK/V N/INLSR १२३४५ Di. ३३-६७ प्रमाणे सहाय्य १००१२३४७ यात दफती	S.I.	E.	महाराष्ट्र सरकार	१००१२३४७
१००१२३४८	फा. वि. अर्जा नं. ३३ अर्जा पार करदोनवनाती आदेश क्र. ३३. पत्र करीत करीत नं. ३३-६७ Di. १२३-४५ प्रमाणे १००१२३४८ यात दफती १००१२३४८ वि. ग. सात नार घेतली नं. ३३ Di. १२३-४५ यात दफती १००१२३४८ यात दफती	S.I.	E.	भारत सरकार	१००१२३४८
१००१२३४९	ता अर्जा वि. अ. मालाड नं. ३३ अ. मालाड आदेश मिळवणीकरिता सोबतचीच धागा दफती अलापना १००१२३४९ यात दफती १००१२३४९ यात दफती S.I.	S.I.	E.	भारत सरकार	१००१२३४९
१००१२३५०	द. वि. अर्जा पत्रक अर्जापत्र अर्जा मुंबईपार ३ ३३ अ. मालाड पार दि. ३३-६७ या अर्जापत्रक धारात दफती करत.	S.I.	E.	१) भेदा नं. पटल. २) धात नं. पटल. ३) अर्जा नं. पटल.	१००१२३५०

दि. १०
१००४/१२
२००८

बंद १०
१०९६ | ४
२००७

पालमत्ता पत्रक

दिनांक: १०/११/२३
 पालमत्ता/पु.प.का.का. - न.पु.अ.पालाहाड
 जिल्हा - मुंबई उपनगर जिल्हा

पु.प.का.का. नं. ५१ अ
 व.पु.अ.पालाहाड
 मालमत्ता/पु.प.का.का. नं. ५१ अ

१. मालमत्ता/पु.प.का.का. नं. ५१ अ
 पु.प.का.का. नं. ५१ अ
 व.पु.अ.पालाहाड
 मालमत्ता/पु.प.का.का. नं. ५१ अ



पु.प.का.का. नं. ५१ अ

पु.प.का.का. नं. ५१ अ

१. मालमत्ता/पु.प.का.का. नं. ५१ अ
 पु.प.का.का. नं. ५१ अ
 व.पु.अ.पालाहाड
 मालमत्ता/पु.प.का.का. नं. ५१ अ



सत्य प्रतिलिपि

बपर सुभाषित विधिदारी
 मालमत्ता/पु.प.का.का. नं. ५१ अ

बदर-१०
 २०४ १३४
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बदर-१०
 २०४ ५
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सहकारीपालिका
संकलन खाते

MANAGER PRAVASI CO OP SOC
OFF AAREY RD GOREGAON (E)
MUMBAI 401063

संज्ञा क्रमांक	सालवस्तु क्रमांक	उत्पन्न तारीख	तारीख
0553-02-2-0000	2006-07	2006 10/20	01/04/2006

सहकारी संस्था, मुंबई शहर / वि. नं. ११ / अ. नं. ११ / पत्ता नं. प्रवासी सहकारी संस्था, प्रवासी वार्ड,
पंचवटी, कोरगाव (पश्चिम) महाराष्ट्र

[5] 212/R-4 KOTKAR RD PRAVASI INDUSTRIAL ESTATE
SUBHAI MAGANBHAI PATEL


	दि. ०१/०४/२००६ ते दि. ३०/०९/२००६ दि. ०१/०४/२००६ ते तो देय	दि. ०१/१०/२००६ ते दि. ३१/०३/२००७ दि. ०१/१०/२००६ ते तो देय
संपादन कर	88241	88241
संपादन कर	0	0
संपादन कर	73534	73534
संपादन कर	0	0
संपादन कर	44120	44120
संपादन कर	35296	35296
संपादन कर	1471	1471
संपादन कर	44120	44120
संपादन कर	35296	35296
संपादन कर	8824	8824
संपादन कर	330902	330902
संपादन कर	0	0
संपादन कर	330902	330902
संपादन कर	330902	330902
संपादन कर	0	0
संपादन कर	0	0

200620 200620

BY CO. H. CHEGHE
No. 423769
Date 03/10/06

संपादन कर क्रमांक 01/04/1977

संपादन कर क्रमांक 588270



संपादन कर क्रमांक 588270

PS050553022000000330902200610
PS050553022000000330902200620

अधिक माहितीसाठी कृपया माग करावे.
संपादन कर घालणे आवश्यक आहे.
संपादन कर घालणे त्या वेळी संपादन विभागाच्या संपादन कर कार्यालयीन वेळी घ्यावे.
संपादन कर घालणे त्या वेळी संपादन विभागाच्या संपादन कर कार्यालयीन वेळी घ्यावे.
संपादन कर घालणे त्या वेळी संपादन विभागाच्या संपादन कर कार्यालयीन वेळी घ्यावे.

संपादन कर कार्यालयीन वेळी घ्यावे.
" P/S" ward, Municipal School Bldg.,
Mithanagar, Goregaon (W),
Mumbai-400062.

वदर--१०
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भारतीय

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

IN



NOTARIAL



Central Stamp Office (Mumbai)

MAHARASHTRA

28 NOV 2006

59

श्री अश्विन कुमार वाशिडे

★ पावली, भांडोरा, त्रिवेला क्र. 19, 14थी, खोताची वाडी, खंडेराव विर्डींग, लक्ष्मजला, कव. सं. 19, दिगांव, मुंबई-4

क्र. 001754 दिनांक 28 NOV 2006 MAAS INTERNATIONAL

बाना रु. सा मुद्रांक विकला.

Ashwin
श्री अश्विन



TO ALL TO WHOM THESE PRESENTS SHALL COME THAT:

We M/S. MAAS INTERNATIONAL, Through its Partners (1) SHRI. ASHWIN KUMAR S. MEHTA, Representing ASHWIN KUMAR S. MEHTA, HUF (2) SHRI. SHAILESH KUMAR S. MEHTA, representing SHAILESH KUMAR S. MEHTA, HUF (3) SMT. NITA S. MEHTA, (4) SMT SHOBHANA. A. MEHTA, Indian Inhabitants, resident of Mumbai, do hereby SEND GREETINGS

Ashwin Kumar Mehta
Shailesh Kumar Mehta

Nita S Mehta

Shobhana A Mehta

बदर-१०	
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N.S.M. 8m



WHEREAS an Agreement entered into by and between M/s. HEMA INDUSTRIES, through its Proprietor SHRI RAVJIBHAI BHIKHABHAI PATEL, The Vendor and ourselves as the Purchasers, in respect of Gala No. 35 - A, 2nd Floor, measuring 632 Sq. Feets, Pravasi Industrial Estate, Vishweshwar Nagar, Off. Aarey Road, Goregaon (E), Mumbai - 400 063, more particularly described in the Schedule hereunder,

AND WHEREAS we are unable to remain present personally for the purpose of Registering the Agreement dated and the said Agreements is duly Adjudicated.

AND WHEREAS We therefore hereby appoint, engage, authorise, empower, nominate & constitute one MR ASHISH ASHWIN MEHTA, an Adult, Hindu, Indian Inhabitant, resident of B-56, Nalanda CHS Ltd, 62, Pedder Road, Mumbai - 400 026, to be our true and lawful Constituted Attorney, to do all such acts, deeds, things, matters that is to say:-

NOW THIS POWER OF ATTORNEY WITNESSES THAT :

1. This power of Attorney is for the purpose of Registering Agreement dated _____
2. To appear and remain present before the sub- Registrar of Assurances, at Goregaon / Borivali Regn. Office, Taluka: Borivali.
3. To admit execution of any Agreement for Sale, Transfer Deed, Rectification Deed.
4. To sign and execute Confirmation Deed, Declaration, Rectification Deed, Input Form etc. required to complete Registration formalities.
5. To collect the original Agreement after Registration.
6. To pay the Regn. Fees, Scanning Charges.
7. AND GENERALLY to do all such acts, deeds, things, matters as our Constituted Attorney shall do or cause to be done by virtue of this power of Attorney.



AND LASTLY WE hereby AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all such acts, Deeds, Things, Matters as our said Attorney shall do or Cause to be done by virtue of this Power of Attorney.

Ashwin Kumar Shinde
 Shri. Ashish Kumar S. 714419
 Nita S. Mehta
 Shri. Ashwin A. Mehta

बदर-१०	
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N.S.M. 8m



IN WITNESS WHEREOF the Executants above named have signed this Power of Attorney on this 5th day of December, 2006, at Mumbai

THE SCHEDULE OF THE PROPERTY

Gala No 35 - A, 2nd Floor, admeasuring 632 Sq feet, In Pravasi Industrial Estate, Vishweshwar Nagar, Off Aarey Road, Goregaon (E), Mumbai - 400063. Taluka Borivali, Village: Admeasuring 632 Sq feet



SIGNED SEALED AND DELIVERED)

By the withinnamed)

EXECUTANTS)

1) SHRI ASHWIN KUMAR S. MEHTA)

Representing ASHWIN KUMAR. S. MEHTA, HUF,)

2) SHRI SHAILESH KUMAR S. MEHTA)

Representing SHAILESH KUMAR. S. MEHTA, HUF,)

Ashwin Kumar Mehta
Shailesh Kumar S. Mehta

SIGNED & IDENTIFIED BY ME SIGNED SEALED AND DELIVERED)

By the withinnamed,)

3) SMT NITA S. MEHTA,)

4) SMT SHOBHANA A. MEHTA,)

In the presence of)

Nita S Mehta
Shobhana A. Mehta

EXECUTANTS

(For M/S. MAAS INTERNATIONAL.)

BARGIR
State High Court
Mumbai
BEFORE ME

G. J. RAJANI
NOTARY PUBLIC
REGD. OFFICE
Bldg No 34 Fial No 10
Shiv Bhagat Complex
1st Floor, Shiv Bhagat
Opp. Mumbadevi
Mumbai

बदर-२०
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N.S.M. 80m

12/01/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

घंटा 10

दस्त क्र 416/2007

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6:18:47 PM

साह दु नि.का.बोरीवली 4

दस्त क्रमांक : 416/2007





दस्ताचा प्रकार : घोषणा पत्र

नु.क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1) नाव आशिष अश्विन मेहता हे स्वतःकरिता व नाम इंटरनेशनल धी प्रागीदार 1) अश्विन कुमार एस मेहता (एचयुएफ) 2) शैलेश कुमार एस मेहता (एचयुएफ) तर्फे नुखतवार :- पत्ता: धर/फ्लॅट नं. 815/624 चारख चार्कट.</p> <p><i>Asish Mehta</i></p>	<p>तिहून देणार वय 36 सही</p>		
<p>2) नाव मास इंटरनेशनल धी प्रागीदार 3) नीता एस मेहता 4) गोमना ए मेहता तर्फे नुखतवार आशिष अश्विन मेहता पत्ता: धर/फ्लॅट नं. वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत:</p> <p><i>Asish Mehta</i></p>	<p>तिहून देणार वय 36 सही</p>		
<p>3) नाव: - पत्ता धर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: - जिल्हा: - पिन: - पेन नम्बर: -</p>	<p>तिहून घेणार वय: - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>



ऐवज करून देणार तथाकथित [घोषणा पत्र] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

N.S.M. 8m

दस्त क्र. [वदर 10-416-2007] चा गोषवारा
बाजार मूल्य : 506000 मोबदला 375000 परतेले मुदांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 17/01/2007 06:11 PM
गोषादनाचा दिनांक : 12/01/2007
दस्त हजर करणा-याची सही :

Asin Anur

दस्ताचा प्रकार : 64 घोषणा पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 17/01/2007 06:11 PM
शिकका क्र. 2 ची वेळ : (फ्री) 17/01/2007 06:18 PM
शिकका क्र. 3 ची वेळ : (कबुली) 17/01/2007 06:18 PM
शिकका क्र. 4 ची वेळ : (लोकछ) 17/01/2007 06:18 PM

दस्त नोंद केल्याचा दिनांक : 17/01/2007 06:18 PM

ओळख :
खालील इसम जसे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांचा ओळख पटवितात.

1) कि.शोर शाह - , घर/प्लॉट नं: 1/1, दिनेश कुटीर, जोगेश्वरी पू. मुं.
गल्ली/रस्ता : -
इमारतीचे नावा : -
इमारत नं : -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

2) दयानंद केसरकर - , घर/प्लॉट नं: वरीलप्रमाणे
गल्ली/रस्ता : -
इमारतीचे नावा : -
इमारत नं : -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

[Signature]

[Signature]

ANNEXURE NOT REGISTERED

प्रमाणित करणेत येतो की, या
दस्तामध्ये एकूण... २... पाने आहेत.

सह. दुय्यम निबंधक बोरीवली-४, ४,
मंभई उपनगर जिल्हा.

दु. निबंधकाची सही
सह दु. नि. का-बोरीवली 4



वदर-१०/१७६/२००७

पुस्तक क्रमांक १, क्रमांक.....बर
नोंदला. १०-०१-२००७

दिनांक :

सह दुय्यम निबंधक, बोरीवली-४,
मंभई उपनगर जिल्हा.



No.
 GENERAL STAMP OFFICE
 Bombay,

RECEIVED from
 the Stamp duty Rupees
 CERTIFIED under Sec 7 of the Bombay
 Stamp Act, 1923 that the above Stamp duty
 Purpose and penalty
 (Rupees)
 have been paid in respect
 of the above instrument.

24 5/1
 28 FEB 1942
 V. A. P. CO.
 70
 12th St.
 Bombay

ANNEXURE NOT REGISTERED



registered Partnership ^{अनुबंध} having its office at
 615/624, PAREKH MARKET, KENNEDY BRIDGE, OPEN HOUSE, BOMBAY 400
 004 and consisting of 1) SHRI. ASHWIN KUMAR S. MEHTA as a Karta
 of and representing Ashwin Kumar S. Mehta HUF 2) SHRI. LESH
 KUMAR S. MEHTA as a Karta of and representing
 Mehta HUF 3) SMT. NITA S. MEHTA, 4) SMT. SHOBHANA A. MEHTA and 5)
 SHRI. AGHISH A. MEHTA herein after called " THE PURCHASERS "
 (which expression unless it be repugnant to the meaning
 or contexts thereof deemed to mean the partners for the
 time being constituting the said firm, the survivor or
 survivors of each of them and the heirs, executors and
 administrators of the last of such survivors ^{यदर-२०} their
 assigns; of THE SECOND PART.

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G. M.

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N.S.M. 8m

WHEREAS the Vendor herein is absolute owner or otherwise sufficiently entitled to, on ownership basis a Gala, admeasuring about 632 square feet being Gala No. 35-A, situated on the 2nd Floor of Pravasi Industrial Estate at Vishweshwar Nagar, Off. Aarrey Road, Goregaon (East) Bombay - 400 063 (For the sake of brevity it may be referred to hereinafter as " THE SAID GALA ") and the Said Gala has been purchased by the Vendor herein by an agreement dated 15/12/1978 and have paid full and final consideration price in respect thereof to SHRI J. M. PATEL and other partners of M/S. PRAVASI BUILDERS and accordingly the Said PRAVASI BUILDERS have handed over possession of the Said Gala to the Vendor herein and since then the Vendor herein is in exclusive use, occupation and possession of the Said Gala as absolute owners thereof.

AND WHEREAS the Vendor agreed to sell to the Purchasers and the Purchasers agreed to purchase from the Vendor, the said Gala seen condition, location and situation of the same and is satisfied with the same and have agreed to purchase the said Gala together with a loft and with Electric Installation and other fixtures lying in the Said Gala and a Telephone line bearing No. 6883697 in the said Gala from the Vendor herein and the Vendor herein has agreed to sell the Said Gala with loft to the Purchasers for the total consideration on price of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) on the terms, conditions, stipulation and covenants as set out hereunder.

NOW THIS AGREEMENT WITNESSETH AS UNDER AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND **वदर** THE PARTIES HERETO AS FOLLOWS :

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1. The Vendor herein declare that he is the absolute owner of the Industrial Gala admeasuring about 632 square feet,

2. *APL* 

3. *N.S.M. Jm* *APM*



Gala No. 35-A existing on the 2nd Floor, of the Pravasi Industrial Estate at Vishweshwar Nagar, Off. Aarey Road, Goregaon (East), Bombay - 400 063. (For the sake of brevity it may be referred to hereinafter as " THE SAID GALA") and that the Vendor herein do hereby agree, confirm and declare that he has full rights, absolute powers and exclusive authority to sell or transfer the Said Gala to any persons including the purchasers herein, free from all encumbrances.

The Vendor has agreed to sale and transfer the Said Gala to the purchasers together with loft and Electric Installation and all other fixtures lying in the Said Gala, on AS IS AND WHERE IS BASIS for the total consideration of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) in lumpsum, together with all rights, title, claims, interest and benefits undertakes to pay the aforesaid consideration price to the Vendor before execution of this agreement.

3. The Vendor has agreed to transfer the Telephone line bearing No. 6883697 to the purchasers. However, the cost of transfer shall be borne by the purchasers.

4. It has been expressly agreed that the Vendor has received the full and final consideration price stated herein from the purchasers, and the Vendor herein has handed over peaceful and vacant possession of the Said Gala to the Purchasers herein.

5. This Agreement is irrevocable and it is also agreed that if for any reason the Vendor does not give effect of this agreement, then the Purchaser shall have the right to keep themselves indemnified against all the losses and damages, caused to them.

6. The Vendor hereby solemnly agree that he shall not do any



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2. *[Signature]*

4 N.S.M. *[Signature]* *[Signature]*

act, deed, thing or matter so as to adversely effect or jeopardize the interest of the Purchasers.

7. The Vendor hereby agree to execute, simultaneously with execution of this Agreement, give a Power of Attorney but against a Suitable Indemnity to follow up the matter with the Collector, Mamlatdar, Municipal Authorities and other concerned authorities and from the date of Agreement, the said Power of Attorney shall not be revoked for a period of Ten years and the Purchaser hereby indemnify and keep indemnified the Vendor against all the acts, deeds, matters and things which may be done/or caused to be done or omitted under the said Power of Attorney and Stamp duty, if any, will be payable on the said Power of Attorney by the Purchasers.

The Vendor shall obtain the Certificate under Section 230-A of the Income-tax Act within two months from the date of this agreement if required.

9. It is further agreed that the Vendor shall take all acts necessary for bringing the name of the Purchaser on the record of the concern person and all expenses for the sale be borne by the Purchasers M/S. MAAS INTERNATIONAL.

10. It is further agreed that the Vendor shall pay outgoings in respect of the Said Gala including the Municipal Fees, Municipal Taxes, Maintenance charges, Water and Electricity Charges and whatsoever are payable in respect thereof upto the date of 14th March, 1992 and after that date the Purchasers herein shall pay and bear all **बदर-30** outgoings in respect thereof.

11. It is further agreed that the Vendor has not created and or any persons acting under him has not created any charge,



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By: *[Signature]*

N. S. M.

[Signature]

ABM

mortgage, or encumbrances of whatsoever nature in and over the Said Gala or any part thereof and the Vendor herein do hereby undertake to indemnify and keep indemnified the purchasers herein against all such liabilities, if any, found at any time hereinafter which are created by him by way of encumbrances of aforesaid natures.

The Vendor herein do hereby covenant with the Purchasers herein that they are entitled to on making by them full and final payment of aforesaid consideration price, quite and peaceful possession of the said Gala and they may occupy, use and enjoy the Said Gala on ownership basis without any hindrance, denial, demand, claim, interruption or eviction from the Vendor and/or any other person or persons lawfully and equitably claiming by, through, under or in trust for the Vendor.

13. The Vendor hereby declare that the Said Gala belongs to him exclusively and absolutely and used solely by him and no other person or persons have any right, title and interest of whatsoever nature in and over the Said Gala or any part thereof or in the Electric installations or lying therein by way of sale, mortgage, lease, inheritance or otherwise of whatsoever nature.

14. The Vendor herein do hereby declare that there is no attachment on the Said Gala for any Income tax and/or Excise duty and/or Professional tax or any other such tax liabilities outstanding. The Vendor herein undertake to indemnify and keep indemnified the Purchasers herein for any such financial or legal liabilities arising out of the arrears or demands of any amount payable by the Vendor or account of Income-tax, Sales-tax, Professional tax, Excise duty and/or any other such duties, if any are outstanding and undertakes to pay the same to the concerned authority as



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Profession, 1908.
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N.S.M. Jm AAM

and when demanded or claimed by any such authorities on account of business carried out by the Vendor in the Said Gala prior to handing over possession of the Said Gala to the Purchasers herein.

15. The Vendor hereby further agree and confirm that he is Vendor herein shall from time to time and/or at all times hereinafter whenever demanded by the Purchasers herein, undertake and execute, sign and deliver or caused to be executed, signed and delivered all such deeds, documents, writings and assurance of whatsoever nature for effectually vesting the Said Gala unto the and in favour of the purchasers herein, however, all costs, expenses and amounts of whatsoever nature incurring thereto shall exclusively borne and paid by the Purchasers prior to execution thereof.

16. The Vendor hereby further covenant with the Purchasers that the Vendor shall from time to time and all times whenever called upon by the Purchasers or their Advocate or Attorneys do and execute or cause to be done and execute all such deed and things whatsoever for more perfectly securing the interests of the Purchasers in the premises agreed to be hereby sold unto the use of the Purchasers or shall or may be reasonably required but at the cost of the Purchasers.

17. It is expressly agreed that on receipt of the full and final consideration price as stated in Clause 14 hereinabove by the Vendor herein, the Vendor hereby shall release his all rights, title, and interest in respect of the Said Gala and/or any part thereof and shall undertake to indemnify and keep indemnified the Purchasers herein against all claims, demands, suit, charges, or any, are made prior to the date of handing over possession of the Said Gala to the Purchasers herein.



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Handwritten signature

N.S.N. Jm DHM

18. All relevant papers, deeds, documents, including purchase agreement dated 15/12/1978, writings and instruments, evidencing the Vendor's right, title or interest in the said premises and all receipts of payments and deposits made by the Vendor to the builders shall be delivered by the Vendor to the purchasers on the completion of sale.

19. It is further expressly agreed that on making full and final payment of the consideration price of the Said Gala the Purchasers herein shall be entitled to enter upon the Said Gala and to have and hold the same and enjoy benefits and rights, title and interest in respect thereof without any interruptions from the Vendor herein and/or any person or persons acting under them and thereafter the Purchasers herein shall enjoy all the said rights, title and interest accrued to the Vendor herein by virtue of the terms and conditions of the agreement dated 15/12/1978 executed by and between the Vendor herein and Shri J. M. PATEL and other Partners of M/S PRAVASI BUILDERS therein.

20. The purchasers of various industrial gala of Pravasi Industrial Estate Building A Wing have formed a hoc committee. No society is formed and all payments relating to the said gala are being made to the HOCCOMMITTEE directly as per the bill forwarded by them.



21. The Vendor has paid various deposits to various authorities which will be reimbursed by the purchasers to the Vendor.

22. It is further agreed that all the expenses, charges, and levies of whatsoever nature including the stamp duty and registration fees of this agreement and/or any deeds, affidavits, bonds, assurances, and papers and/or any such penalties if are levied inadequate stamp duty or registration fees and any such

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४९६	other such
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penalties, levies, or cases of whatsoever nature shall be borne by and paid by the Purchasers alone without fastening any financial and/or legal liabilities in respect thereof, on the Vendor herein.

IN WITNESS WHEREOF the parties hereto have hereto set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED BY

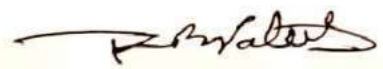
the withinnamed Vendor

M/S. HEMA INDUSTRIES

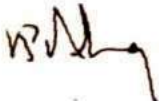
by and through its Proprietor

SHRI. RAVIIBHAI BHIKHABHAI PATEL

in the presence of



M.P.B
M.A. SHAH



N.P. BHAYANI.



SIGNED SEALED AND DELIVERED BY

the withinnamed PURCHASERS

M/S. MAAS INTERNATIONAL

through its Partners

1) SHRI. ASHWIN KUMAR S. MEHTA
representing Ashwin Kumar S. Mehta HUF

Ashwin Kumar Shewar

2) SHRI. SHAIKESH KUMAR S. MEHTA
representing Shailesh Kumar S. Mehta HUF

Shailesh Kumar S. Mehta

3) SMT. NITA S. MEHTA

Nita S. Mehta

4) SMT. SHOBHANA A. MEHTA

Shobhana A. Mehta

5) SHRI. ASHISH A. MEHTA

Ashish A Mehta

in the presence of

M.P.B
M.A. SHAH



N.P. BHAYANI

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RECEIPT

RECEIVED of and from M/S. MAAS INTERNATIONAL, THE PURCHASERS hereinabove the sum of Rs.3,75,000/= (Rupees Three Lakhs Seventy Five Thousand Only) by Draft No. 220612 dated 13-3-92 drawn on State Bank Of India as Cambay and by way of full consideration in pursuance of Clause 2 hereinabove.

WITNESS :

- 1) Wally →
- 2) MAAS

I SAY RECEIVED.



THE VENDOR.



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C O N S E N T

We M/S. PRAVASI BUILDERS having our office at 105, Apollo Street, 1st floor, Fort, Bombay - 400 001. do hereby accord our consent to the sale and transfer and said Gala premises No. 35-A situated at Pravasi Industrial Estate, 2nd Floor, Vishweshwar Nagar, Off Farrey Road, Goregaon (East), Bombay - 400 063 to the said Purchasers M/s. MAAS INTERNATIONAL.

Place : Bombay

Dated this 14th day of March, 1992.

FOR PRAVASI BUILDERS



PARTNER.



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