

बालील प्रमाणे की

घेतली फी	
नोंदणी फी	90000 -
न.च. फी	9 -
श.फ.	2 -
ह.वा. फी	2 -
हाय. फी	94 -
टपाल फी	-
एकूण की	<u>90020 = 00</u>

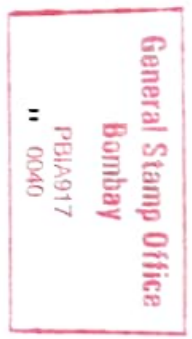
नमुन्या नंबर 529  
 त्तन १९७६ चे सप्टेंबर  
 चे 28 तारखेस 9 व 2  
 चे दरम्यान भिवंडी चे  
 द्युयस निबंधक यांचे कचेरी  
 साफल दिला.

*[Signature]*  
**द्युयस निबंधक भिवंडी**

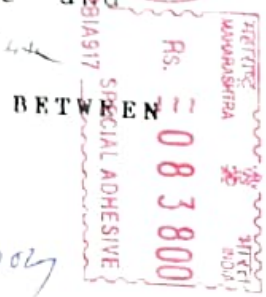
*[Signature]*  
**द्युयस निबंधक भिवंडी**

**A G R E E M E N T .**

VALUATION AT GOVT. RATE RS. 10,47,000/- .  
 GENERAL STAMPS AFFIXED AT RS. 83,800/- .  
 ACTUAL TRANSACTION AT RS. 10,47,000/- .



THIS DEED OF CONVEYANCE is made and entered in to at Bhiwandi on this day of 24 September 1996




*[Signature]*  
 S. V. Tembulkar,  
 Proper Officer,  
 General Stamp Office, Mumbai.

M/S. ARIHANT DEVELOPERS, a partnership Firm, duly registered with Indian Partnership Act, 1932, having its office at 102/108, Jagannath Chawl, Fanas Wadi, MUMBAI - 400 002., constituted by its partner (1) SHRI DILIP PHOOLCHAND JAIN, H.U.F. through its Karta SHRI DILIP PHOOLCHAND JAIN & (2) SHRI SURENDRA P. KACHHARA H.U.F. through its KARTA SHRI SURENDRA P. KACHHARA both of Mumbai, Indian inhabitants & through its partner SHRI DILIP PHOOLCHAND JAIN of Mumbai, hereinafter called "THE BUILDERS" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the said firm the survivors or the survivor of them, their heirs, executors, administrators and assigns.) of the FIRST PART.                      A N D

~~SHRI/SHRIMATI/MESSERS.~~ AGARWAL METAL COMPANY.  
through its partner Mr. Gopal Kumar Agarwal  
age 49 years. Occupation Business of 107,  
Thakurdhas Road, MUMBAI - 400 002.

hereinafter called the " PURCHASER / PURCHASERS " ( Which expression shall unless it be repugnant to the context or meaning thereof deemed to include his/her/their heirs, executors, administrators, and assigns) of the OTHER PART.



WHEREAS the VENDORS have purchased plots of land from SHRI EKNATH VITHHAL PATIL, bearing S.No.52, Hisa No.5(part), at Village- Val, admeasuring area about 3800 Sq.Mts., vide SALE-DEED duly registered with the Sub-Registrar, Bhiwandi on 15/04/1995, bearing it's serial No.1616, From SHRI RAMJI MAVJI PATEL & SHRI MANILAL NARAYAN PATEL, bearing S.No. 52, Hisa No.4 (part), at Village-Val, admeasuring area about 3400 Sq.Mts., vide SALE-DEED duly registered with the Sub-Registrar, Bhiwandi on 07/06/1995, bearing it's Serial No. 2530, From Shri Eknath Vithal Patil, bearing S.No. 53, Hisa No.1 (part) & S.No. 53, Hisa No.2(part), at Village-Val, admeasuring area about 3540 Sq.Mts., & From Shri Bhalchandra Harku Bhoir, bearing S.No.53, Hisa No.1(part), at Village-Val, admeasuring area about 530 Sq.Mts., vide SALE-DEED duly registered with the Sub-Registrar, Bhiwandi on 14/12/1995, bearing it's Serial No.5661. AND FROM SHRI VITHAL KASHINATH CHOUD-

P.T.O.

HARI, SHRI RATAN KASHINATH CHOUDHARI & SHRI KASHINATH CHOUDHARI THE VENDORS HAVE TAKEN LAND FOR THE DEVELOPMENT VIDE DEED OF DEVELOPMENT DTD. 17/05/1996, bearing it's Survey No. 52, Hisa No. 2 (part) admeasuring area about 2200 sq. Mts. AND WHEREAS abovementioned lands are adjoining and adjacent to each other.

AND WHEREAS the vendors have constructed R.C.C. building consisting of Ground & upper floor on the said land after obtaining necessary approval from competent authority and on the said land vendors have constructed Commercial Godowns on the ground floor & office premises on the upper floor. AND WHEREAS Grampanchayat Val, have allotted House No. 181, 182, 183, 184 & 185.

AND WHEREAS the purchaser/s is/are being in need of Commercial Godown/ Office of the Ground/upper floor of the said land, approached the vendor to purchase such Godown No. 18 on Ground/upper Floor of House No. 181, 182, 183, 184, 185, built-up area of which is about 2080 Sq. Fts. and Office No. 18 on Ground/upper floor, of House No. 181, 182, 183, 184, 185 built-up area of which is 537.50 sq. fts., totally admeasuring area

about 2617.50 Sq.Fts., which is more particularly described in the SCHEDULE B hereunder for the consideration of Rs. 10,47,000/- (=Rupees Ten lakh forty seven thousand Only) on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. That for a consideration of RS. 10,47,000/- (=Rupees Ten lakh forty seven thousand only) the vendor has sold, conveyed, transferred the said Godown No. 18 on the Ground/~~upper~~ Floor of House No. 181, 182, 183, 184, 185 & office No. 18 on the Ground/upper floor of H.No. 181, 182, 183, 184, 185, at Village-Val, Taluka - Bhiwandi, Dist:-Thane to the purchaser/s on ownership basis.
2. The purchaser/s has paid the consideration amount of RS. 10,47,000/- (=Rupees Ten lakh forty seven thousand Only) to the vendor for the said Godown/office as per details given below :

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<u>Date</u>	<u>Ch. No.</u>	<u>Bank.</u>	<u>Amount.</u>
02.05.96.	743670	O.B.C., MUM. BS.	2,50,000/-
26.06.96.	743780.	-> -	1,00,000/-
23.07.96.	755620.	-> -	2,00,000/-
06.08.96.	755635.	-> -	4,84,000/-
			<u>13,000/-</u> B.H.
		Total.	Rs. <u>10,147,000/-</u>

(the vendor doth hereby admit and acknowledge the receipts of consideration amount from the purchaser as per details above for the said Godown/office sold hereby.

3. The vendor hereby acquit, release and discharge their all rights, claims, lawful interest, title...etc. and pass the possession of the said Godown/office sold hereby in favour of the purchaser forever.

4. The vendor further covenant with the purchaser/s that they are having good right, absolute title and authority to grant, convey, assign, sell and transfer the said Godown/office particularly described in the SCHEDULE 'B'.

5. The vendor further covenant to sign and execute any application, deed, document ..etc.made by the purchaser for mutuation of name in records of rights and will give necessary statements if any required for trasnferring the said property sold hereby in favour of the purchaser/s. The expenses of the same shall be borne and paid by the purchaser/s alone.

6. The vendor has paid all taxes and charg-  
es pertaining to the said Godown/Office sold hereby upto the date of possession and liable to pay the same if any remains to be paid upto the date of possession and the purchaser/s shall pay the taxes and charges pertaining to the said Godown/Office, sold hereby to the concerned Authority from the date of possession.

7. The vendor further covenant that they will indemnify and keep indemnified and harmless to the purchaser against any defect in the title of the property sold hereby.

8. The purchaser/s have satisfied themselves regarding the quality of construction and measurement of the said Godown/office and also the amenities provided therein and have no right to complain for the same.

9. The purchaser shall not do or permit to do to be done any act or omission which is likely to cause nuisance or annoyance to the other owners and occupants of the other Godowns/offices or neighbouring buildings.

10. The vendor covenant to obtain the certificate U/s230 A(1) of the Income-Tax Act, 1961, within three months from the date of registration.

11. The purchaser/s shall be entitled to the common areas such as compound, common passages...etc.




12. The purchaser/s shall neither demolish nor cause to be demolished any part or portion of the said premises and the building wherein the said premises are situated nor make or cause to be made any alterations or addition to the said building.

13. The purchaser/s shall not construct anything in common passages or on the open balconys attached to their premises and keep the same always open to the sky.

14. The purchaser shall be bound to sign, seal, execute and deliver all documents, deeds, writings, forms and papers and do all other things as the vendors may require them to do for safeguarding the said proeprty.

15. The purchaser shall from the date of this deed maintain said Godown/office at his own cost in good and tenable repairs and conditions and shall not do or suffer to be done anything in or to the said building which may be against the rules of Gram-panchayat or any other authority, nor purchaser shall change, alter or make any additions in or to the building. The purchaser shall be responsible for any breach of this provision.



6. PROVIDED AND ALWAYS if any disputes, differences or question at anytime hereafter arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these presents or as the rights, liabilities or the duties of the parties hereunder the same shall be referred to Arbitration of two persons one to be appointed by each party. The provisions of the Indian Arbitration Act shall apply.

SCHEDULE 'A' ABOVE REFERRED TO :

All those pieces & parcels of Non-Agricultural Land lying & situate at Village- Val, Taluka, Bhiwandi, District, Thane, and Tahsil, Sub-Registration & Sub-Division of Bhiwandi, & Registration & Division of Thane bearing it's Survey No.s as follows :-

S.NO.s	HISA NO.	AREA
52	5 (Pt)	3800 SQ.MTS.
52	4 (Pt)	3400 SQ.MTS.
53	1 (Pt) &	
53	2 (Pt)	3540 SQ.MTS.
53	1 (Pt)	0530 SQ.MTS.
52	2 (pt)	2200 SQ.MTS.

SCHEDULE "B" ABOVE REFERRED TO :

One Godown No. 18 on Ground/~~upper~~ Floor of House No. ~~181, 182, 183, 184, 185~~, built-up area of which is about 2080 Sq.Fts. and Office No. 18 on ~~Ground/upper~~ Floor, of House No. ~~181, 182, 183, 184, 185~~

built-up area of which is 537.50 Sq.Fts., totally ad-  
measuring area about 2617.50 Sq.Fts., at Village-Val,  
Taluka, Bhiwandi, Dist :-Thane & Sub-Registration &  
Sub-Division of Bhiwandi, Registration & Division of  
Thane, and the said Godown/office is bounded as follows  
:

ON OR TOWARDS EAST :- 40' ft. Road.

ON OR TOWARDS WEST :- Land

ON OR TOWARDS NORTH :- Godown No. 17.

ON OR TOWARDS SOUTH :- Godown No. 19.

IN WITNESS WHEREOF the parties hereto have set and  
subscribed their respective hands & seal at Bhiwandi on  
the day and year written hereinabove.

SIGNED, SEALED & DELIVERED BY THE ]

WITHIN NAMED "THE VENDOR" SHRI ]

DILIP PHOOLCHAND JAIN partner of ]

M/S. ARIHANT DEVELOPERS in the ]

presence of..... ]

1- SHRI SANJAY BHOER. ]

2- SHRI VIKRAM JAIN. ]



Vikram Jain

श्री. अरिहंत डेवदास लोके  
पारिवार  
श्री. दिलीप पुष्पेद जैन  
(H.U.F.) अज्ञान, व्यापार  
कुर्बडे

सर्वेक्षण करून देणा

.....  
.....  
तथाकथित अज्ञानपत्र  
सर्वेक्षण करून दिल्याचे कबूल करवा

P.M.P



श्री. गगन डी. जैन  
वकील अ. किवंडी

श्री. अरिहंत डेवदास लोके  
सर्वेक्षण करून देणा करताना  
सर्वेक्षण करून देणाच्या उपरोक्त  
अज्ञान व्यक्तशः- जाणतात बाब  
की बोळव घेवितात.

*(Handwritten signature)*

तारीख २४ माहे ९ सन १९९९

*(Handwritten signature)*  
दुय्यम निबंधक भवंडी

क. ए. म. श्री. प्रतिज्ञा  
आपत्ता ता. १०/१२/९९

*(Handwritten signature)*  
दुय्यम निबंधक, भिवंडी:

सर्वेक्षण करून देणा (१९९९) व १९९९  
१९९९ म (१) अज्ञान प्रमाण व १९९९  
मि. ८ १९०१९९९ अज्ञान प्रमाण व १९९९  
मि. ८ १९०१९९९ अज्ञान प्रमाण व १९९९  
मि. ८ १९०१९९९ अज्ञान प्रमाण व १९९९

*(Handwritten signature)*  
दुय्यम निबंधक

BHIVANDI



**SITE PLAN**  
SCALE 1:500

Prop. R.C.C. Godown Building

On Land Bearing

S.No. 52, H.No. 2.4 & 5.

S.No. 53, H.No. 1(p), 2/2.

At Village: Val, Tal: Bhiwandi

Dist: Inane.

For: M/S. Arihant Developers.

Prop. Mr. Dilip Jain And

Mr. Surindra Kachhahra.

Phone: 24397

**K. K. AND ASSOCIATES.**

Architect Surveyors And Consulting Engineers

120. Opp Post Office College Road  
Dhamankar Naka, Bhiwandi