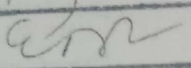




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AND

MR. SADHAN SHANTIRAM GHOSH, age 37 Years, (Pan AJQPG6377B) (AADHAR CARD NO 9584 6156 0419); Indian inhabitant Residing at: House No B/19, Romanesque Villa, Labhandi, Raipur - 492001, Chhattisgarh; hereinafter referred to as the "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS the TRANSFERORS are exclusive and absolute owners of Industrial Gala/Unit No. 210, on the SECOND FLOOR, Area Admeasuring 97.49 Sq. Mtrs., equivalent to 1049 sq. Ft. (Built-Up area) in the Building No.3-C, in the "SHRIPAL INDUSTRIAL ESTATE Bldg No 3 B & C Premises Co-op. Society Ltd" together with proportionate share of common area and facilities appurtenances to the said Gala Premises constructed on land bearing Survey No.14, Hissa No. 2, Area Admeasuring 2-00-0 H.R., Assessment of Rs. 1-60 Ps., lying, being and situated at Village: WALIV, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar Vasai and more particularly described in the SCHEDULE written hereunder. (Hereinafter referred to as "THE SAID INDUSTRIAL GALA/UNIT").



AND WHEREAS by an Agreement for Sale dated 25/03/2017, TRANSFERORS i.e. 1) MR. MUKESH JAGDISHPRASAD BAJAJ & 2) SANJAY BHASURANGAN has purchased the said Industrial Gala/Unit from M/S NAVKHANDA BUILDERS INDIA, which is registered in the Office of Sub - Registrar Vasai- 3, Vide Document Sr. No. VASAI-3-2467-2017, Receipt No 3124, Date 25/03/2017.

AND WHEREAS the TRANSFEROR is the bonafide member of "SHRIPAL INDUSTRIAL ESTATE BLDG NO. 3 B & C PREMISES Co-Op. Society Ltd" formed and incorporated by the members of the

