

75/3702

पावती

Original/Duplicate

Tuesday, May 26, 2015

नोंदणी क्र.: 39म

11:32 AM

Regn.: 39M

पावती क्र.: 3919

दिनांक: 26/05/2015

गावाचे नाव: तुर्भे

दस्तावेजाचा अनुक्रमांक: टनन3-3702-2015

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे. टेरा इलेक्ट्रोसॉफ्ट तर्फे प्रोग्रायटर राणा जगजितसिंह पाटील - -

नोंदणी फी रु. 23150.00

दस्त हाताळणी फी रु. 520.00

पृष्ठांची संख्या: 26

एकूण: रु. 23670.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

11:44 AM ह्या वेळेस मिळेल.

Joint Registrar Thane 3

बाजार मूल्य: रु.2315000 /-

मोबदला: रु.181500/-

भरलेले मुद्रांक शुल्क :

रु. 139000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.23150/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0003918942045205 दिनांक: 26/05/2015

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

लिपीक  
सह दुय्यम निबंधक, ठाणे क्र. ३  
मुळ दस्तावेज परत मिळाला

पक्षकाराची सही





26/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे  
3

दस्त क्रमांक : 3702/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) तुर्भे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	181500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2315000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: युनिट नं. 102,1 ला मजला,सागर रत्न,प्लॉट नं. डी-265,टी.टी.सी.,एमआयडीसी इंडस्ट्रीयल एरिया,तुर्भे,नवी मुंबई. क्षेत्रफळ - 604.25 चौ. फुट. बिल्टअप( ( Plot Number : D-265 ; ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 604.25 चौ.फुट पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सागर रत्न इंडस्ट्रीयल प्रिमायसेस को. ऑप. सो. लि. तर्फे चेअरमन लक्ष्मीचंद डी. छेडा - - वय:-61, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 78/79, 2 रा मजला, 206, बिग स्प्लाश, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: --, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AACPC8718M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. टेरा इलेक्ट्रोसॉफ्ट तर्फे प्रोप्रायटर राणा जगजितसिंह पाटील - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-1, कॉनाउट मेन्शन, कोलाबा पोस्ट ऑफिस समोर, मुंबई, ब्लॉक नं: -, रोड नं: --, . . पिन कोड:- 400005 पॅन नं:-BTDP2343G
(9) दस्तऐवज करून दिल्याचा दिनांक	26/05/2015
(10)दस्त नोंदणी केल्याचा दिनांक	26/05/2015
(11)अनुक्रमांक,खंड व पृष्ठ	3702/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	139000

Index-2( सूची - २ )

(13)बाजारभावाप्रमाणे नोंदणी 23150  
शुल्क

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-:

मुद्रांक शुल्क आकारताना  
निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment  
area annexed to it.

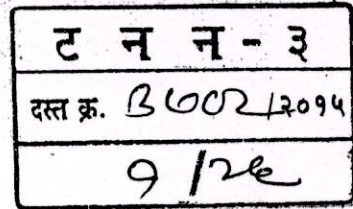


सह दुय्यम विबंधक वर्ग ३  
ठाणे क्र. ३

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2011-2

1. दस्ताचा प्रकार :- कृषाखेतागा अनुच्छेद क्रमांक 115 (ब)
2. सादरकर्त्याचे नाव :- श्री. देवा इलेक्ट्रोडोप तर्फे श्री. प्रा. रमण जगदित सिंह
3. तालुका :- तुम नावी मुंबई
4. गावाचे नाव :- तुम नावी मुंबई
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 150 2EM
6. मूल्य दरविभाग (झोन) :- उपविभाग
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ.मी.दर :- 45500
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 608.24 चौ.मी. विल्ट अप चौ.मी.दर / फूट
9. कारभारिंग :- गच्ची :- पोटमाळा :-
10. मंजला क्रमांक :- 9 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 95/8/98 घसारा :- 30%
12. बांधकामाचा प्रकार  आरआरसी /  इतर पक्के /  अर्धे पक्के /  कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- X ज्यान्वय दिलेली घट / वाढ
14. लिट अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-  
3. कालावधी :-
15. निर्धारित केलेले बाजारमूल्य :-
16. दस्तामध्ये दर्शविलेली मोददला :-



17. देय मुद्रांक शुल्क :- 335,000/- भरलेले मुद्रांक शुल्क :- 335,000/-
18. देय नोंदणी फी :- 235250

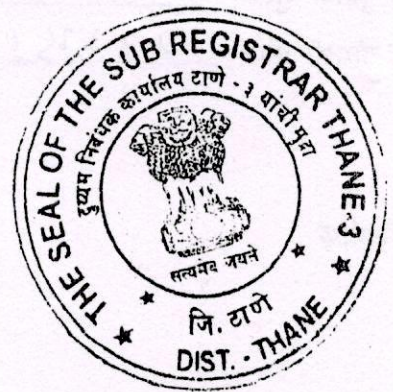
लिपीक

*(Signature)*  
सहायक उपविभागीय अधिकारी

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2/14



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दस्ता ह. 1000/1000/1000  
2/14



महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
 ई-सुरक्षित बँक व कोषागार पावती  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

Bank/Branch: PNB/APMC VASHI (3864)  
 Pmt Txn id : 210415M57433  
 Pmt DtTime : 21-04-2015@10:30:02  
 ChallanIdNo: 03006172015042050465  
 District : 1201/THANE

14030169055172

Stationery No: 14030169055172  
 Print DtTime: 21-04-2015@12:08:21  
 GRAS GRN : MH000391844201516S  
 Office Name : IGR115/THN3\_THANE NO 3 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
 StDuty Amt : R 1,39,000/- (Rs One, Three Nine, Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
 RgnFee Amt : R 23,150/- (Rs Two Three, One Five Zero only)

Article : B25/Agreement to sale/Transfer/Assignment  
 Prop Mvblty: Immovable  
 Prop Descr : UNIT NO. 102, 1ST FLOOR, SAGAR RATNA, PLOT NO. D-265TTC MIDC INDL.AREA  
 TURBHE, NAVI MUMBAI, Maharashtra  
 Consideration: R 1,81,500/-

Duty Payer: (PAN-BTDPP2343G) TERRA ELECTROSOFT  
 Other Party: (PAN-AACPC8718M) SAGAR RATNA INDL PREMISES CO OP SOC LTD

**ANUPAMA KATIKAR** *Anupama*

Bank official Name & Signature

*Reeta*  
**REETA RASTOGI**

Bank official Name & Signature

--- Space for customer/office use --- Please write below this line ---

*सुखी सत्य ही*



**र न न - ३**  
 दस्त क्र. 3602/2094  
 3/24

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

GOVERNMENT OF MAHARASHTRA  
इ-रजिस्ट्रार कार्यालय  
E-REGISTRAR OFFICE

1403011022175

क्या आप निम्नलिखित जानकारी दे सकते हैं:  
1. पंजीकृत नाम  
2. पंजीकृत प्रकार  
3. पंजीकृत तिथि  
4. पंजीकृत स्थान

क्या आप निम्नलिखित जानकारी दे सकते हैं:  
1. पंजीकृत नाम  
2. पंजीकृत प्रकार  
3. पंजीकृत तिथि  
4. पंजीकृत स्थान

क्या आप निम्नलिखित जानकारी दे सकते हैं:  
1. पंजीकृत नाम  
2. पंजीकृत प्रकार  
3. पंजीकृत तिथि  
4. पंजीकृत स्थान



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1000000000  
2018



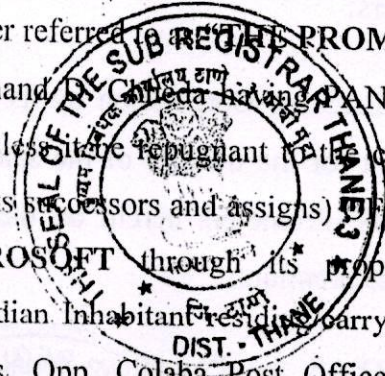
ट न न - ३
दस्त क्र. 3600 / 2094
8/12



102

# AGREEMENT TO SALE

THIS AGREEMENT made at Navi Mumbai, this 26 day of ~~April~~ <sup>May</sup> 2015  
 BETWEEN M/S. SAGAR RATNA INDUSTRIAL PREMISES CO-  
 OPERATIVE SOCIETY LTD, a Society duly registered under the  
 Maharashtra Co-operative Societies Act, 1960 under Registration No.  
 TNA/GNL/319/91-92 dated the 31<sup>st</sup> August, 1991 having its registered  
 office at Plot No. 78/79, 2<sup>nd</sup> floor, 206, Big Splash, Sector 17, Vashi, Navi  
 Mumbai 400705, hereinafter referred to as "THE PROMOTERS" through  
 its Chairman Mr. Laxmichand Chitambar Chitambar PAN - AACPC8718M  
 (which expression shall unless it be repugnant to the context or meaning  
 thereof mean and include its successors and assigns) ON ONE PART AND  
 M/S. TERRA ELECTROSOFT through its proprietor Mr. Rana  
 Jagjitsinha P. Patil an Indian Inhabitant residing at <sup>Flat No. 101</sup> carrying on business at  
 B-1, Connaught Mansions, Opp. Colaba Post Office, Mumbai-400005  
 hereinafter called "THE PURCHASER", Aged 44 years having PAN -  
 BTDPP2343G (which expression shall unless it be repugnant to the context  
 or meaning thereof be deemed to include his/her/their heirs, executor,  
 administrators and permitted assigns) of the OTHER PART



दस्तावेज नं - ३
दस्तावेज क्र. 3602/2094
YPR

KJ

**WHEREAS** one M/s. Luthara Import Substitute Industries had applied to the Maharashtra Industrial Development Corporation (hereinafter referred to as 'the Corporation') for the allotment to them a plot of land in the TTC Industrial area;

**AND WHEREAS** the said Corporation by its Allotment Letter dated the 25<sup>th</sup> April, 1979, was pleased to allot to the said original lessees a piece and parcel of land bearing Plot no D-265, TTC, MIDC Industrial area containing by admeasurement an area of 3800 sq.mts. or thereabout for the purpose of setting up industry in the TTC Industrial area (hereinafter referred to as 'the said plot') which is more particularly described in the schedule hereunder written and delineated on the plan annexed hereto and marked as Annexure 'A'.

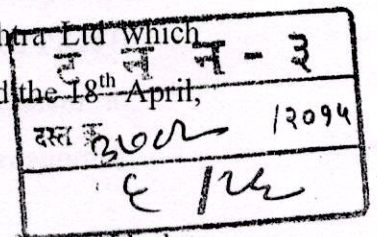
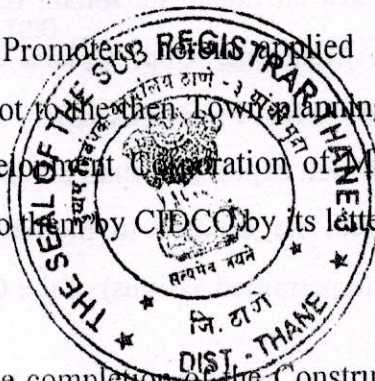
**AND WHEREAS** on the payment of the lease premium the Corporation entered into an Agreement to Lease with the Original Lessees dated the 30<sup>th</sup> day of August, 1979 and handed over the possession of the said plot to them;

**AND WHEREAS** by its letter dated the 1<sup>st</sup> December, 1986 the Original Lessee applied to the Corporation for the transfer of the said plot in favour of the Promoters;

**AND WHEREAS** the Corporation by its Order dated the 6<sup>th</sup> May, 1987 granted consent for the transfer of the said plot in the name of the Chief Promoter of the Promoters herein on the payment of Rs. 3,43,000/- as additional lease premium;

**AND WHEREAS** the Promoters applied for the development permission of the said plot to the then Town Planning Authority being the City and Industrial Development Corporation of Maharashtra Ltd which permission was granted to them by CIDCO by its letter dated the 18<sup>th</sup> April, 1991;

**AND WHEREAS** on the completion of the Construction of the said plot, the present Town Planning Authority i.e. the MIDC by its letter dated the 4<sup>th</sup> April, 1995 granted the Building Completion Certificate to the Promoters;



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*[Handwritten signature]*

AND WHEREAS finally the Corporation executed a Supplementary Agreement dated the 7<sup>th</sup> of July, 1995 in favour of the Promoters agreeing to grant lease of the said plot in favour of the Promoters on the Promoters complying with all the terms and conditions of the Principal Agreement;

AND WHEREAS the Promoters have constructed the building of ground + 2 floors consisting of 72 industrial units known as 'SAGAR RATNA';

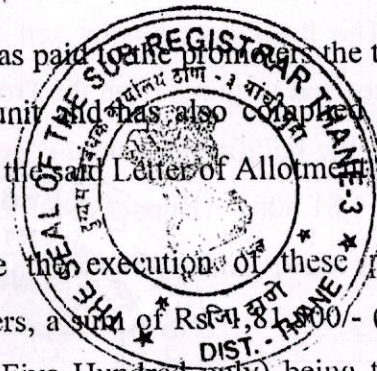
AND WHEREAS by virtue of the said Agreement to Lease dated the 30<sup>th</sup> day of August, 1979 and Supplementary Agreement dated the 7<sup>th</sup> of July, 1995, the Promoters have the sole and exclusive right to sell the Units in the building constructed by the Promoters on the said plot of land and to enter into agreement/agreements with the purchasers of the units and to receive the sale price in respect thereof;

AND WHEREAS the purchaser had applied to the Promoters for the allotment to him of a Unit being Unit No. 102 on the 1<sup>st</sup> floor on the building which was to be constructed on the said plot;

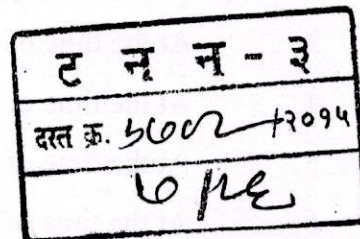
AND WHEREAS by an Allotment Letter dated 19.01.1994, the Promoters has allotted to the Purchaser a Unit bearing Unit No. 102 on the 1<sup>st</sup> floor of the said building more specifically described on the Floor Plan annexed hereto and marked as Annexure 'A' on the terms and conditions mentioned therein. The carpet area of the said unit is 42.21 sq. mts. equivalent to 454.32 sq. ft. (B.U.A. is 604.25 sq. ft.). The carpet area of the exclusive attached open terrace is 19.22 sq. mts. equivalent to 206.88 sq. ft.

AND WHEREAS the Purchaser has paid to the Promoters the total amount of the consideration of the said unit and has also complied with all the terms and conditions mentioned in the said Letter of Allotment;

AND WHEREAS on or before the execution of these presents, the purchaser has paid to the Promoters, a sum of Rs. 1,81,500/- (Rupees One Lakh Eighty One Thousand and Five Hundred only) being the total sale price of the premises agreed to be sold by the Promoters to the Purchaser (the payment and the receipt whereof the Promoters doth hereby admit and acknowledge);



KY [Signature]



AND WHEREAS under section 4 of the Maharashtra Ownership Act, 1963 (Regulation of the Promotion of construction, sale, management, and transfer), the Promoters is required to execute written Agreement for the sale of the said Unit to the Purchaser be in fact these presents and also to register the said Agreement under the Registration Act:

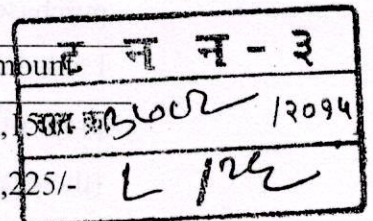
AND WHEREAS the Title Certificate duly issued by M/s. M. Tripathi & Co., the advocates of the Promoters showing the nature of the title of the Promoters to the said land on which the units agreed to be purchased by the purchaser approved by the concerned Local Authority have been annexed hereto and marked Annexure 'B'.

AND WHEREAS the Chief Promoter of the said Society has given an undertaking to the Corporation that the unit purchasers shall not carry on any commercial activity in the said units and they shall before commencing any industrial activity in the said unit, shall obtain the requisite SSR Certificates, and other permissions and licenses etc. and also furnish a copy of the said certificate, license, SSR Certificate and other permissions to the Corporation;

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

1. The Promoters hereby sell and transfer and the Purchaser hereby purchases and acquires from the Promoters one Unit being Unit No. 102, 1<sup>st</sup> floor, in the building (hereinafter referred to as 'THE UNIT') for the price of Rs. 1,81,500/- (Rupees Eighty One Thousand and Five Hundred only) paid by the Purchaser to the Promoters in the following manner :-

Sr.No.	Particulars	Percent	Amount
1.	On Booking	10 %	18,150/-
2.	At the time of Plinth.	15 %	27,225/-
3.	At the time of 1 <sup>st</sup> slab	15 %	27,225/-
4.	At the time of 2 <sup>nd</sup> slab	15 %	27,225/-
5.	At the time of 3 <sup>rd</sup> slab	15 %	27,225/-
6.	At the time of brick work, plastering	15 %	27,225/-
7.	At the time of finishing work,	10 %	18,150/-



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8.	including electrical work, plumbing On Possession-	5 %	9,075/-
	Total	100 %	1,81,500/-

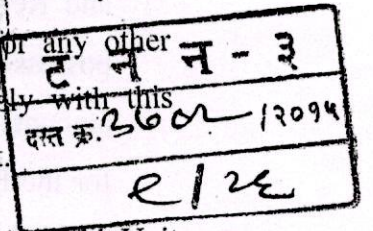
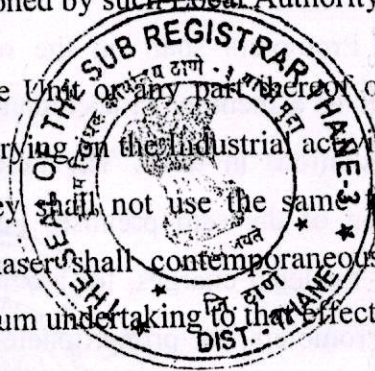
The Promoters have observed, performed and complied with all the terms, conditions, stipulations and restrictions which were imposed by the concerned local authority at the time of sanctioning the said plans and have obtained the Building Completion Certificate in respect of the said building from the Corporation;

2. The fixtures, fittings and amenities provided in the said building and the Unit are set out in Annexure 'C' annexed hereto which are to the satisfaction of the Purchaser.

3. The Purchaser shall take possession of the Unit within 15 days of the Promoters giving written notice to the Purchaser intimating that the said Unit is ready for use and occupation. However, if any further F.S.I. is granted to the Promoters by the Local Authority, the same shall be the exclusive rights of the Promoters and the Promoters shall be entitled to make additions & alterations and raise additional storeys or structures at any time as permitted by such Local Authority and shall have also rights to deal with and dispose-off the same in any manner they choose and the Purchaser hereby consents to the same. The purchaser shall give to the Promoters all the necessary facilities and full co-operation to enable them to raise additional storey or storeys, structures or structure in accordance with the plans that might be sanctioned by such Local Authority.

4. The Purchaser shall use the Unit or any part thereof or permit the same to be used for purpose of carrying on the industrial activities only and hereby undertakes that he/she/they shall not use the same for any other purpose or purposes. The Purchaser shall contemporaneously with this Agreement execute an Affidavit cum undertaking to that effect.

5. The Purchaser shall not commence any activity in the said Unit before obtaining the requisite SSR Certificate and other requisite licenses, permissions, NOCs, Certificates from the Concerned Authorities which may be required by any law, rule, regulation for the time being in force.



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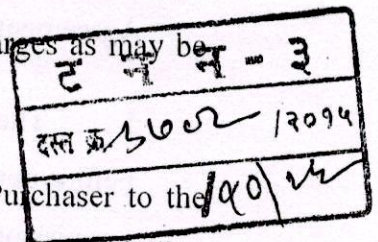
The Purchaser shall also undertake to furnish the copies each of the said SSR Certificate, Licenses, Permissions and/or NOCs to the MIDC.

6. That the Promoters shall admit the Purchaser as a member thereof and issue the proper share certificates etc. The Purchaser shall abide by all the rules, regulations and the bye-laws of the Society.

7. Commencing a week after notice in writing is given by the Promoters to the Purchaser that the Unit is ready for use and occupation, the purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and buildings namely local taxes, betterment charges or such levies by the concerned Local Authority and/or Government, water charges, insurances, common lights, power connection charges, meter deposits, repairs, salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said lands and buildings to the Promoters. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the day each and every month in advance to the Promoters and shall not withhold the same for any reason whatsoever.

8. The Purchaser shall make an application to the Promoters in the prescribed form for his/her/their admittance as a member to the Promoters and the Promoters shall on the receipt of such application admit the Purchaser as a member in accordance with the provisions of Laws, Rules and Regulations in force. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoters the amounts for legal charges, for application, share money and entrance fees for the Promoters, for proportionate share of taxes and charges as may be decided by the Promoters.

9. The Promoters shall utilize the sums paid by the Purchaser to the Promoters for meeting all legal costs, charges and expenses including Professional costs of the Attorney-at-Law/Advocates of the Promoters in connection with the cost of preparing and engrossing this agreement and the conveyance.



KS

10/12

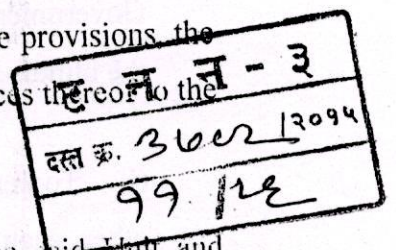
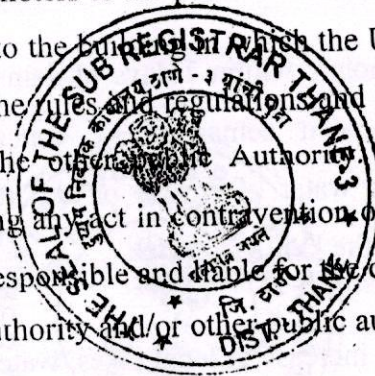
10. The Purchaser/s shall himself/themselves with intentions to bring all persons into whomsoever hands the Unit may come, doth hereby covenant with the Promoters as follows :-

(a) To maintain the Unit at the Purchaser's own cost in tenantable repair and condition from the date of possession of the said Unit is taken and shall not do or suffered to be done anything in or to the building in which the Unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws of concerned Local or any other Authority or change/alter or make additions in or to the building in which the Unit is situated and the Unit itself or any part thereof.

(b) Not to store in the Unit any goods which are or hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Unit is situated or storing of which goods is objected to by the concerned Local Authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircases, common passage or any other structure of the building in which the Unit is situated, including entrance of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

(c) To carry at his/her own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoters to the purchaser and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit which may against the rules and regulations and bye-laws of the concerned local authority or the other public Authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible and liable for the consequences thereof to the concerned Local Authority and/or other public authority.

(d) To carry at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition and order in which it was delivered



KY

by the Promoters to the Purchaser and shall not do anything which is against the rules and regulations and bye-laws of the Promoters.

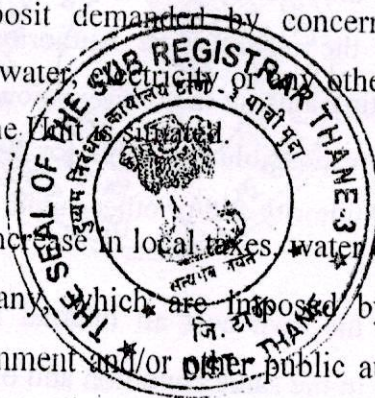
(e) Not to demolish or cause to be demolished the Unit or any part thereof, not at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or any part thereof, not any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains pipes in the Unit and appurtenances thereto in good tenable repair and condition and in particular, so as to support shelter and protect the other parts of the buildings in which the Unit is situated and shall not chisel or in any other manner damage the columns, beams walls, slabs or RCC, parris or other structural members in the Unit without other prior written permission of the Promoters and/or the Promoters.

(f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Unit is situated or any part thereof or whereby any increase premium shall become payable in respect of the said insurance.

(g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any other portion of the said land and the building in which the Unit is situated.

(h) Pay to the Promoters within 7 days of demand by the Promoters, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or other service connection to the building in which the Unit is situated.

(i) To bear and pay increase in local taxes, water charges, insurances and other such levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Unit by the Unit purchaser viz. user for any purposes other than industrial purpose and any other penalties, additional premium and other charges levied by the Corporation or any other concerned local authority.



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दस्ता क्र.	12094
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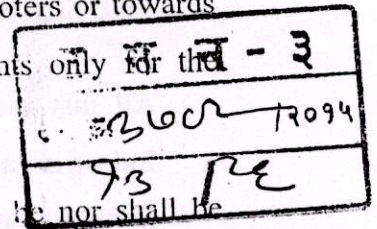
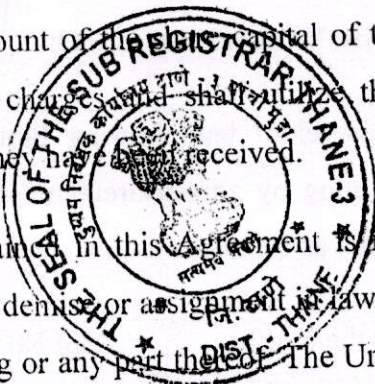
(j) The Unit purchaser shall not let, sub-let, transfer, assign or part with his interest or benefit factor of this Agreement or part with the possession of the Unit until all the dues payable by the Unit purchaser to the Promoters under this Agreement are fully paid up and only if the Unit purchaser has not been guilty of the breach or non-observation of any of the terms and conditions of this Agreement and until the Unit purchaser has intimated in writing to the Promoters.

(k) The Unit purchaser shall observe and perform all the rules and regulations which the Promoters have adopted in its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Units therein and for the observation and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Unit purchaser shall also observe and perform all the stipulations and conditions laid down by the Promoters regarding the occupation and use of the Unit in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(l) The Unit purchaser shall permit the promoters and their surveyors and agents, with or without workmen and others, at reasonable times, to enter into and upon the said land and buildings and any part thereof to view and examine the state and condition thereof.

11. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Unit purchaser as advance or deposit, sum received on account of the capital of the Promoters or towards the outgoings, legal charges and shall utilize the amounts only for the proposed for which they have been received.

12. Nothing contained in this Agreement is intend to be nor shall be construed as a grant, demise or assignment in law of the said premises or of said plot and building or any part thereof. The Unit purchaser shall have no claim save and except in respect of the Unit hereby agreed to be sold to him



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and all open spaces, parking spaces, lobbies, staircases terraces etc. will remain the property of the Promoters.

13. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearances or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoters.

14. The Purchaser and/or the Promoter shall present this Agreement at the proper registration office for registration within the time prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

15. All notices, to be served on the Purchaser as contemplated by this Agreement shall deemed to have been duly served or sent to the Purchaser, by Registered A.D. at his address specified below :

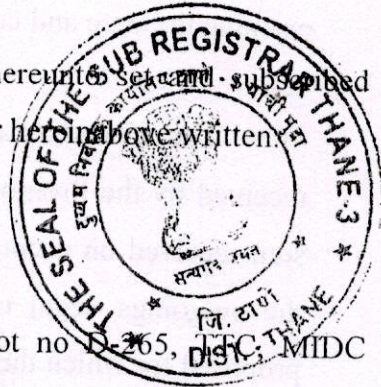
**M/S. TERRA ELECTROSOFT**

Proprietor **Mr. Rana Jagjitsinha Patil**

B-1, Connaught Mansions,

Opp. Colaba Post Office, Mumbai-400005

IN WITNESS WHEREOF the parties have hereunto set hand and subscribed their respective hands and seal this day and year hereinafter written.



THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot no D-265, Industrial area containing by admeasurement an area of 3800 sq.mts. or thereabout and bounded as follows :-

On or towards the North : Plot No. D-264  
 On or towards the South : Plot No. D-266  
 On or towards the East : Road  
 On or towards the West : Thane Belapur Road

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दस्ता क्र. १४०२ / २०१५
१४/१५

*[Handwritten signature]*

*[Handwritten signature]*

THE COMMON SEAL OF ) SAGAR RATNA IND PREMISES  
 SAGAR RATNA INDUSTRIAL ) CO-OP. SOCIETY LTD  
 PREMISES CO-OP SOCIETY )  
 LTD has been hereunto affixed )  
 pursuant to the Resolution of )  
 Managing Committee in the presence ) CHAIRMAN / SECRETARY  
 of Mr. Laxmichand D. Chheda )  
 The Chairman of the said Society )

*सगरी राज्य*



1) *[Signature]*

2) *[Signature]*

SIGNED SEALED AND  
 DELIVERED BY )

the withinnamed Purchaser )  
 M/s. TERRA ELECTROSOFT )  
 through its proprietor )  
 Mr. Rana Jagjitsinha Patil )

in the present of )

1) *[Signature]* )

2) *[Signature]* )

For TERRA ELECTROSOFT  
*[Signature]*  
 PROPRIETOR



RECEIVED ON the day and year above written )  
 Of and from the withinnamed Purchaser the )  
 Sum of Rs. 1,81,500/- (Rupees One Lakh Eighty )  
 One Thousand Five Hundred only) being the full )  
 percent of the sale price of the Unit as to be )  
 paid by the Purchaser to us.

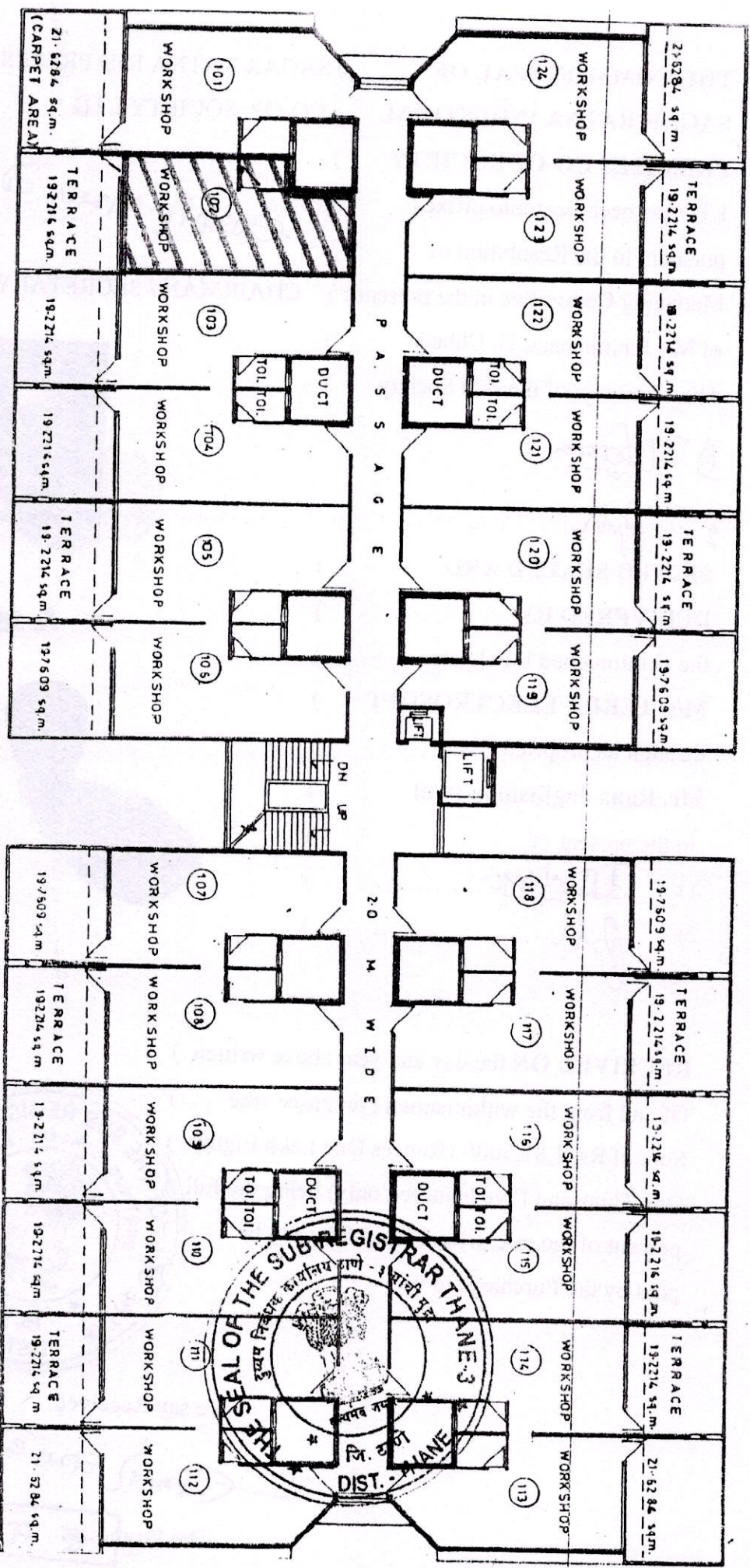


We say Received

*सगरी राज्य*

The Promoter

न न - ३
दस्त क्र. ३७०२ / २०१५
१५ / ५



FIRST FLOOR PLAN

WORKSHOP NOS.	CARPET AREA (sq.m)	BUA AREA (sq.m)
101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112, 113, 115, 117, 118, 119, 120, 121, 122, 123, 124	42.2077	56.1362
105, 107, 119	41.8428	55.3849
119	38.7982	51.6015

PROPOSED SAGAR RATNA CO-OP SOCIETY  
ON PLOT NO: D-265, TIC INDUSTRIAL AREA,  
TURBHE, NEW BOMBAY.

SHIVAJI PATIL & ASSOCIATES  
ARCHITECTS-CONSULTANTS, INTERIOR DESIGNERS  
211 FIRST FLOOR, PRAHARDEVI IND ESTATES,  
V.S.M.A.M.C. MUMBAI-400025. PH.NO. 4373134.

NOTE: BUAREA: CARPET AREA \* 31% OF CARPET AREA

Unit No. 102, 1<sup>st</sup> Floor

प्लान-3
दस्तावेज क्र. 12094
अ.प.व.

For TERRA ELECTROSOFT  
K-Y-T  
PROPRIETOR

*(Handwritten signature)*

# M. Tripathi & Co.

## Advocates High Court

265, Banargate Street, 17-A, Birya House, Fort, Bombay-400 001.  
Phone: 261 17 06, 265 34 62

Mrs. Moonu A. Tripathi  
B. Com., LL.M.

Associate:

Devendra Tripathi B. Com., LL.B.

Associate Advocates at Delhi.

Mitter & Mitter Co.

Advocates, Supreme Court

21, Lawyers Chamber, Supreme Court of India,

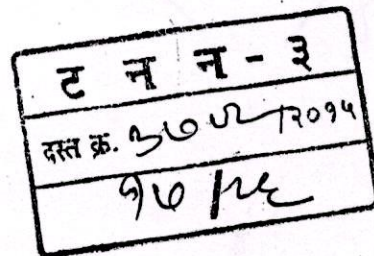
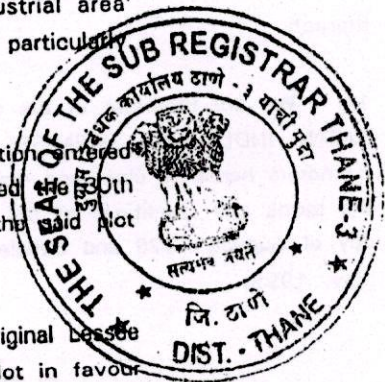
New Delhi-110 001 Phone: 384953

### TO WHOMSOEVER IT MAY CONCERN

REF : All that pieces and parcels of land bearing  
Plot No. D-265, TTC, MIDC Industrial area  
Containing by admeasurement an area of 3800 sq. mts.

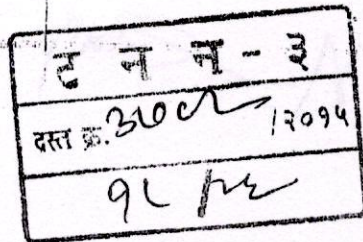
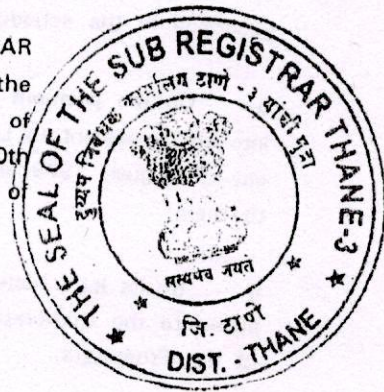
We have investigated the title of M/s. SAGAR RATNA INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD., a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. TNA/GNL/319/91-92 dated the 31st August, 1991 having its registered office at Plot no. 78/79, 2nd floor, 206, Big Splash, Sector 17, Vashi, New Bombay - 400 705, hereinafter referred to as "THE PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns)

1. One M/s. Luthara Import Substitute Industries had applied to the Maharashtra Industrial Development Corporation (hereinafter referred to as 'the Corporation') for the allotment to them a plot of land in the TTC Industrial area;
2. The said Corporation by its Allotment Letter dated the 25th April, 1979, was pleased to allot to the said original lessees a piece and parcel of land bearing Plot no D-265, TTC, MIDC Industrial area containing by admeasurement an area of 3800 sq.mts. or thereabout for the purpose of setting up industry in the TTC Industrial area (hereinafter referred to as 'the said plot') which is more particularly described in the schedule hereunder written.
3. On the payment of the lease premium the Corporation entered into an Agreement to Lease with the Original Lessees dated the 30th day of August, 1979 and handed over the possession of the said plot to them;
4. By its letter dated the 1st December, 1986 the Original Lessee applied to the Corporation for the transfer of the said plot in favour of the Promoters.



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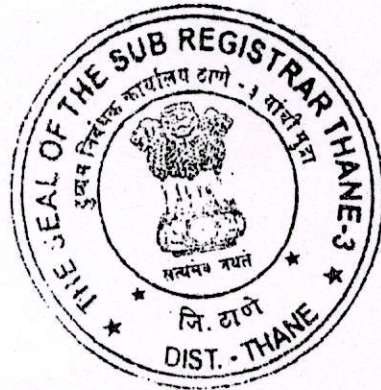
5. The Corporation by its Order dated the 6th May, 1987 granted consent for the transfer of the said plot in the name of the Chief Promoter of the Promoters herein on the payment of Rs. 3,43,000/ as additional lease premium;
6. The Promoters herein applied for the development permission of the said plot to the then Town Planning Authority being the City and Industrial Development Corporation of Maharashtra Ltd which permission was granted to them by CIDCO by its letter dated the 18th April, 1991;
7. On the completion of the Construction of the said plot, the present Town Planning Authority i.e. the MIDC by its letter dated the 4th April, 1995 granted the Building Completion Certificate to the Promoters.
8. The Corporation finally executed a Supplementary Agreement dated the 7th of July, 1995 in favour of the Promoters agreeing to grant lease of the said plot in favour of the Promoters on the Promoters complying with all the terms and conditions of the Principal Agreement.
9. The Promoters have constructed the building of ground plus 2 floors consisting of 72 small industrial units known as 'SAGAR RATNA';
10. By virtue of the said Agreement to Lease dated the 30th day of the August, 1979 and Supplementary Agreement dated the 7th of July, 1995, the Promoters have the sole and exclusive right to sell the Units in the building constructed by the Promoters on the said plot of land and to enter into agreement/agreements with the purchasers of the units and to receive the sale price in respect thereof;
11. We are therefore of the opinion that the title of M/s. SAGAR RATNA INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD, the Promoters herein is clear and marketable subject to the compliance of the terms and conditions of the Agreement to Lease dated the 30th day of August, 1979 and Supplementary Agreement dated the 7th of July, 1995.



### AMENITIES

1. R.C.C. structure with external and internal brick walls with neroo plaster from inside including white wash and sand face plaster outside with cement paint.
2. Factory made flush doors with aluminium fittings and painting.
3. Aluminium sliding or wooden window with Aluminium fittings and oil paint.
4. Tandur Ladi floor with half tile skirting in rooms. Flooring of bath will be of tandur polish ladi with 4 glazed tiles dado.
5. Open type pumbing, Indian W.C., Pan, Washbasin.
6. Electric copper wiring with adequate electric points for lights, fans, bell.
7. Underground and overhead water tanks, with electric water pump. Electrical open copper wiring, average quality accessories (not including the cable work provided by M.S.E.B. from sub-station to the building).

*Handwritten signature/initials*



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दस्तावेज नं. 2094
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THE SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land bearing Plot No. D-265, TTC, MIDC, Industrial area containing by admeasurement an area of 3800 sq.mts. or thereabout and bounded as follows :-

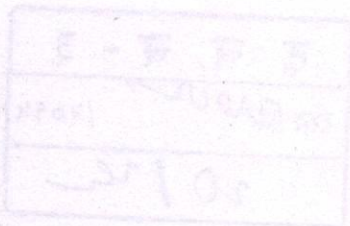
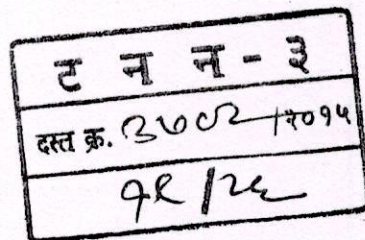
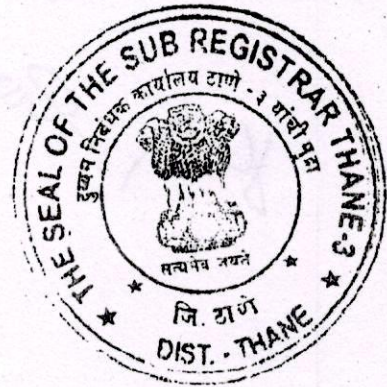
- On or towards the North : Plot No. D-264  
 On or towards the South : Plot No. D-266  
 On or towards the East : Road  
 On or towards the West : Thane Belapur Road

Dated this 25th day of August, 1995

For M. Tripathi & Company,

Sd/-  
 (Proprietor)

*M. Tripathi*





BUILDING COMPLETION CERTIFICATE

THIS is to certify that M/s. Sagar Ratna Industrial Premises Co-Op Society Ltd. allottee of Plot No. D-265 in T.T.C. Industrial Area, have completed the factory building work on the above said plot in accordance with the building plans approved vide this office letter No. 884 dated 18/4/91 through the Licensed Architect M/s. Shivaji Patil & Associates Regn. No. CA/82/7220/up to 1996

Details of units constructed are as given below:-

1) Name of Allottee	:	M/s. Sagar Ratna Indl. Premises Co-op Society Ltd.	
2) Plot No.	:	D-265	
3) Plot area in Sqm.	:	<u>3800.00</u>	
4) Date of allotment	:	-----	
Date of Possession	:	<u>29.12.79</u>	
5) Approval of plans	:		Builtup area Sqm.
i) Ist approval No. <u>884</u>	dt. <u>18.04.91</u>	= 1681.2468+1256.7169+	
ii) IIInd approval No. -----	dt. -----	=	845.1168
iii) IIIrd approval No. -----	dt. -----	=	
iv) IVth approval No. -----	dt. -----	=	
	Total	=	<u>1681.2468+2101.8336</u>
	GRAND TOTAL	=	<u>3783.0804</u>

- 6) Position of construction on site as on 3783.0804
- i) Builtup area completed in all respects = 3783.0804 Sqm.
  - ii) Area under construction = ----- "
  - iii) Open area = 16.9196 m<sup>2</sup>
  - iv) Remarks:

- 7) Remarks of Dy. Engineer regarding observation of D.C. Rules. (Dy. Engineer may indicate as to whether the construction has been in accordance with the approved plans and give any other observation which he considers necessary to give).
- : Construction of factory building is complete and CIDCO approved plans

- 8) Area that could be considered as builtup area. : 3783.0804 m<sup>2</sup>
- 9) Actual utilisation of plot in view of existing construction in the form of utilisation of F.S.F. ;  $\frac{3783.0804}{3800.00} = 0.99 < 1 \dots \text{O.K.}$
- 10) Do you recommend grant of final lease of entire plot having regard to area of plot and construction carried out so far : YES.

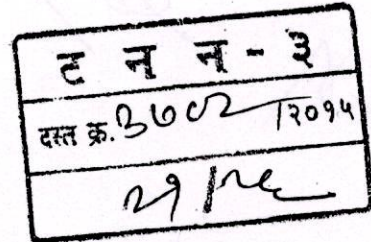


Executive Engineer,  
M.I.D.C. Division No. II, Thane.

P/794/\*  
Nh/4495.

**DEPUTY ENGINEER**  
Special Plan. II Div. - Division  
M.I.D.C. Div. No. II, Thane

*JH*      *JH*



Sub: Plantation of Trees in the plot allotted by M.I.D.C.

THIS is to certify that the Plot No. D-265 admeasuring \_\_\_\_\_ Sqm., allotted to M/s. Sagar Ratna Premises Co-op Society Ltd. in T.T.C. Industrial Area, was visited by the undersigned on 10.3.75 to find out the number of trees planted and surviving on the date of issue of this Certificate. The details of trees planted and survived are as under:-

- 1) Area of Plot : 3800.00 Sqm.
- 2) Trees required to be planted as per conditions mentioned in the Agreement to Lease. : 38 Nos.  
(Note:- 1 Tree per 100 Sqm. and 1 Tree at a distance of 15 m. on the frontage of road or part thereof).
- 3) Number of trees actually planted and surviving. : 40 Nos.
- 4) The trees at Sr. No.3 have planted within the marginal distance along the periphery of the plot required to be kept open and not in the land which is required for expansion. : YES.

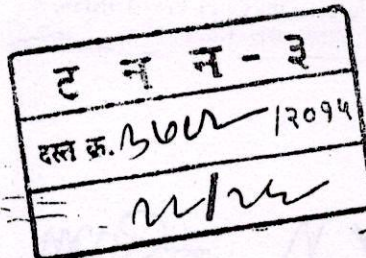
*[Signature]*  
Deputy Engineer,  
Special Planning Authority Sub-Dn.  
MIDC Dn.No.II, Thane (W).

1. Copy fwc. to Regional Officer, M.I.D.C. Thane, for information.



*[Signature]*  
Executive Engineer,  
M.I.D.C. Division No.II, Thane.

P/794/\*  
Nh/-4495.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAXMICHAND DAMJI CHHEDA

DAMJI MURJI CHHEDA

06/04/1954

Permanent Account Number

AACPC8718M

लक्ष्मी चंदा दा

Signature

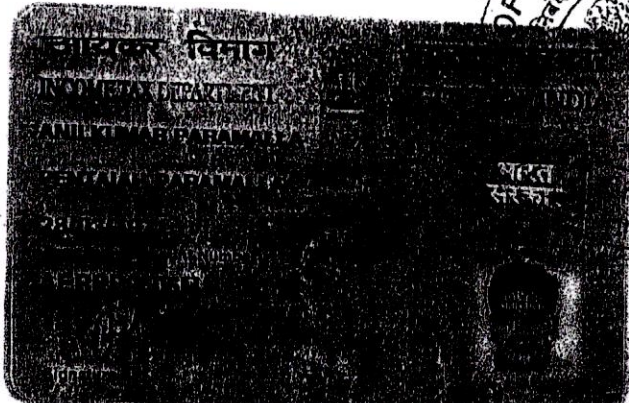


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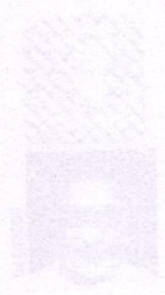
**CIDCO**  
City and Industrial Development Corporation of Maharashtra Ltd.  
(Government of Maharashtra Undertaking)

Name : H. D. Nahane  
Employee No. : 24665  
Designation : Asst. Executive Engineer  
Department : Engineering

Competent Authority  
Employee's Signature

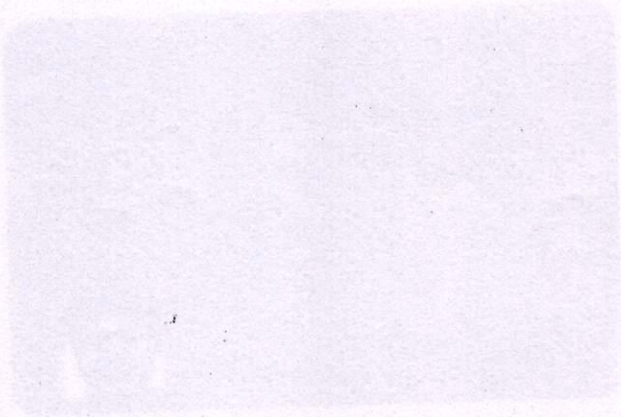


SECRETARY GENERAL  
INTERNATIONAL LABOUR OFFICE

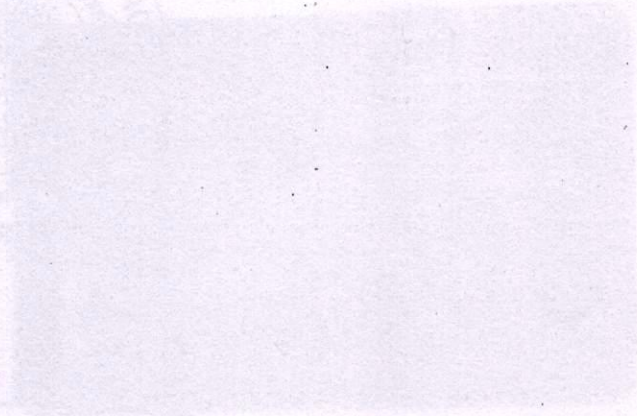


CHATELAIN  
12, RUE DE LA PAIX  
1000 BRUXELLES

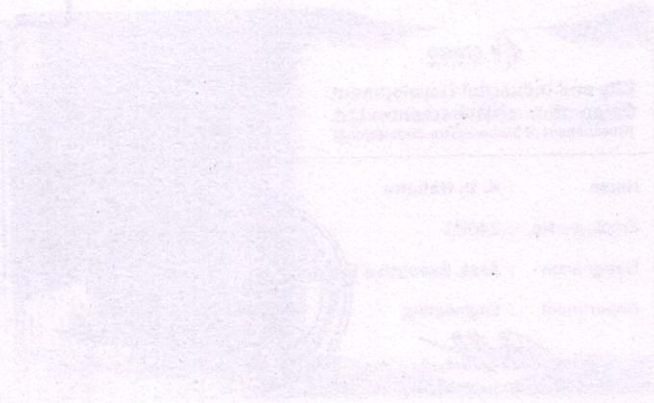
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75/3702

मंगळवार, 26 मे 2015 11:32 म.पू.

दस्त गोपवारा भाग-1

टनन3

28/26

दस्त क्रमांक: 3702/2015

दस्त क्रमांक: टनन3 /3702/2015

बाजार मुल्य: रु. 23,15,000/- मोबदला: रु. 1,81,500/-

भरलेले मुद्रांक शुल्क: रु.1,39,000/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

पावती:3919

पावती दिनांक:

अ. क्र. 3702 वर दि.26-05-2015

26/05/2015

रोजी 11:23 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: मे. टेरा इलेक्ट्रोसॉफ्ट र्क  
प्रोप्रायटर राणा जगजितसिंह पाटील - -

नोंदणी फी

रु.

23150.00

दस्त हाताळणी फी

रु.

520.00

पृष्ठांची संख्या: 26

एकुण: 23670.00

Joint Sub Registrar Thane 3



Joint Sub Registrar Thane 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 26 / 05 / 2015 11 : 20 : 48 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 26 / 05 / 2015 11 : 24 : 24 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

प्रार दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तावधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

K-8ft  
लिटुन देणार सही

लिटुन देणार सही

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Primary-2 (पुस्तक गोपवारा भाग - २ )



26/05/2015 11 34:49 AM

दस्त गोपवारा भाग-2

टनन3 24/25  
दस्त क्रमांक:3702/2015

दस्त क्रमांक :टनन3/3702/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मे. टेरा इलेक्ट्रोसॉफ्ट तर्फे प्रोप्रायटर राणा जगजितसिंह पाटील - -  
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-1, कॉनाउट मेन्शन, कोलाबा पोस्ट ऑफिस समोर, मुंबई, ब्लॉक नं: -, रोड नं: --, . . .  
पॅन नंबर:BTDP2343G

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून देणार

वय :-44

स्वाक्षरी:-



2 नाव:मे. सागर रत्न इंडस्ट्रीयल प्रिमायसेस को. ऑप. सो. लि. तर्फे चेअरमन लक्ष्मीचंद डी. छेडा  
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 78/79, 2 रा मजला, 206, बिग स्प्लाश, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: --, महाराष्ट्र, ठाणे.  
पॅन नंबर:AACPC8718M

लिहून देणार

वय :-61

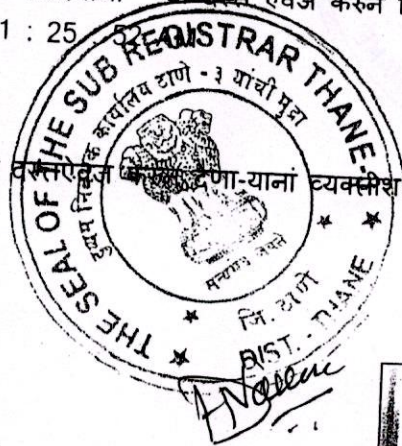
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:26 / 05 / 2015 11 : 25

ओळख:-

खालील इसम असे निवेदीत करतात की ते वस्तुऐवज करारनामा यांना द्यायानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात



छायाचित्र

अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:एच डी नहाणे - -  
वय:49  
पत्ता:सेक्टर 40, नेरूळ, नवी मुंबई  
पिन कोड:400706

स्वाक्षरी



2 नाव:अनिल कुमार परमल्ला - -  
वय:44  
पत्ता:से 21 नेरूळ नवी मुंबई  
पिन कोड:400706

स्वाक्षरी



Joint Registrar Thane 3

EPayment Details.

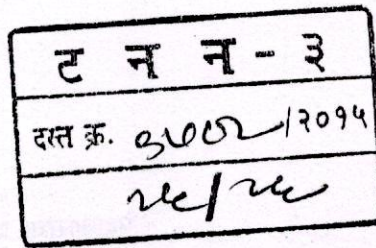
sr.	Epayment Number	Defacement Number
1	MH000391844201516S	0000731991201516

3702 /2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



प्रमाणित करण्यात येते की सदर दस्तास  
एकूण..... 2६ .....पाने आहेत.

[Signature]  
सह मुख्य निबंधक, ठाणे-३ (वर्ग-२)  
पुस्तक क्र. १  
क्रमांक..... 3002 ..... वर नोंदला



[Signature]  
सह मुख्य निबंधक, ठाणे-३ (वर्ग-२)  
दिनांक 2६ माहे 05 सन 2014