

120

75/14161

पावती

Original/Duplicate

Thursday, November 12, 2020

नोंदणी क्र.: 39म

3:34 PM

Regn.: 39M

पावती क्र.: 15624 दिनांक: 12/11/2020

गावाचे नाव: तुर्भे

दस्तऐवजाचा अनुक्रमांक: टनन3-14161-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे. टेरेरा ईलेक्ट्रोसॉफ्ट तर्फे प्रोप्रायटर रानाजगजित सिन्हा पी पाटील - -

नोंदणी फी

रु. 21700.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 22180.00

आपणास मूळ दस्त, शॅबनेल प्रिंट, सूची-२ अंदाजे

3:52 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु. 2169931.68 /-

मोबदला रु. 201000/-

भरलेले मुद्रांक शुल्क : रु. 108500/-

सह दुय्यम निबंधक नगर ३
ठाणे क. ३

1) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

2) देयकाचा प्रकार: eChallan रक्कम: रु. 21700/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006846396202021E दिनांक: 12/11/2020

बँकेचे नाव व पत्ता:

K-8/5



12/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 14161/2020

नोंदणी :

Regn:63m

गावाचे नाव : तुभे

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबदला	201000
(3) बाजारभाव(माडेपट्ट्याच्या वाचलित नट्टाकार आकारणी वेतो की पट्टेदार ते तमुद करावे)	2169931.68
(4) मू-मापन,सोदहिस्ता व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: शुनित नं. 120,पहिला मजला,विल्डींग सागर रज इंडस्ट्रीयल प्रिमायसेस को ऑप सोसायटी लिमिटेड प्लॉट नं. डी 265 टी टी सी एम आय डी सी इंडस्ट्रीयल एरिया ठाणे बेलापूर रोड तुभे नवी मुंबई((Plot Number : D-265 ;))
(5) क्षेत्रफळ	1) 42.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेन वेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सागर रज इंडस्ट्रीयल प्रिमायसेस को ऑप सोसायटी लिमिटेड तर्फे ऑयोरॉईस सिग्रेटरी लक्ष्मीवास डी छेडा -- वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 78 आणि 79 दुसरा मजला 206 विंग फ्लेश सेक्टर 17 वाशी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AACPC8718M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. टेरेरा इलेक्ट्रोसॉफ्ट तर्फे प्रोप्रायटर रानाजगजित सिन्हा पी पाटील -- वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 1 कोनाउय मन्सिओन्स बाबुला कोलाबा पोस्ट ऑफिस मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-BTDP2343G
(9) दस्तऐवज करून दिल्याचा दिनांक	12/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	12/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	14161/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21700
(14)शेरा	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS TERRA ELECTROSOFT THROUGH PROPRIETOR MR RANAJAGJITSINHA P PATIL	eChallan	69103332020111013433	MH006846396202021E	108500.00	SD	0003134530202021	12/11/2020
2		By Cash			480	RF		
3	MS TERRA ELECTROSOFT THROUGH PROPRIETOR MR RANAJAGJITSINHA P PATIL	eChallan		MH006846396202021E	21700	RF	0003134530202021	12/11/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मूल्यांकन पत्रक (शहरी क्षेत्र - वाघोद)						
Valuation ID	202011126376			12 November 2020.03.08.28 PM		
मूल्यांकनाचे वर्ष	2020					
जिल्हा	ठाणे					
मुख्य विभाग	तालुका - ठाणे					
उप मुख्य विभाग	5/18571-महाराष्ट्र औद्योगिक विकास महामंडळाचे अस्तित्वातरीतील औद्योगिक मूल्य					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation			महानगर न. म. कर्माल		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	नोजमापनाचे एकक चौ मीटर
	21800	48300	61200	73600	61200	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	50.652 चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	21 to 30 वर्षे	मूल्यदर, बांधकामाचा दर-	Rs. 61200/-
	उद्वहन सुविधा -	आहे	मजला -	1st To 3rd Floor		
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट वाढ					
	=(61200 * (70 / 100)) * 100 / 100					
	= Rs.42840/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 42840 * 50.652					
	= Rs.2169931.68/-					
एकत्रित अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + जमतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भवितीच्या खुल्या जागेचे मूल्य + बंदिस्त वाळकनी</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 2169931.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.2169931.68/-</p>					

Home Print



ट न न - ३
दस्त क्र ४९९९ / २०२०
१ / २४



CHALLAN
MTR Form Number-6

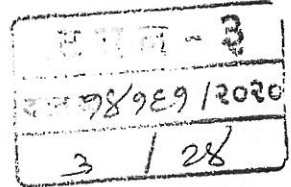


GRN	MH006846396202021E	BARCODE	[Barcode]		Date	10/11/2020-14:54:55	Form ID	25.2	
Department				Inspector General Of Registration					
Stamp Duty				Payer Details					
Type of Payment				Registration Fee					
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRA					
Location				THANE					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Stamp Duty				108500.00		INDUSTRIAL PREMISES CO OP SOC LTD,			
0030063301 Registration Fee				21700.00		INDUSTRIAL PREMISES CO OP SOC LTD,			
						ROAD/STREET			
						PLOT NO- D- 265, TTC MIDC INDUSTRIAL AREA, THANE BELAPUR ROAD, TURBHE,			
						Area/Locality			
						NAVI MUMBAI			
						Town/City/District			
						PIN			
						4 0 0 7 0 5			
				Remarks (If Any)					
				PAN2-AACPC8718M-SecondPartyName=MS SAGAR RATNA					
				INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD-CA=201000					
				[Stamp: 28/11/2020]					
				[Signature]					
				Amount In		One Lakh Thirty Thousand Two Hundred Rupees Only			
Total				1,30,200.00		Words			
Payment Details				IDBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332020111013433	688418949
Cheque/DD No.				Bank Date		RBI Date		10/11/2020-16:09:07	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
Mobile No. : 9820645441

[Handwritten Signature]

[Handwritten Signature]



AGREEMENT TO SALE

ARTICLES OF AGREEMENT made at Navi Mumbai, this 12th day of November in the year Two Thousand and Twenty **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(C)/319/91-92 dated the 31st August, 1991 having its office at Plot No. 78/ 79, 2nd floor, 206, Big Splash, Sector 17, Vashi, Navi Mumbai 400705, hereinafter referred to as **'THE PROMOTERS'** (which expression shall unless 'it be repugnant to the context or meaning thereof mean and include its successors and assigns) OF ONE PART AND M/S. TERRA ELECTROSOFT Through its Proprietor MR. RANAJAGJIT SINHA P. PATIL, an adult, an Indian Inhabitant residing/carrying on business at B-1, Connaught Mansions, Opp. Colaba Post Office, Mumbai-400005 hereinafter called **"THE PURCHASER"** (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;

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 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 admeasurements a n 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 30th day of August, 1979 and handed over the possession of the said plot to them;

AND WHEREAS 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:

AND WHEREAS 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;

AND WHEREAS 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 was granted to them by CIDCO by its letter dated the 18th 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 4th April, 1995 granted the Building Completion Certificate to the Promoters;

AND WHEREAS finally the Corporation 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;



[Handwritten signature]

[Handwritten signature]

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

AND WHEREAS by virtue of the said Agreement to Lease dated the 30th day of August, 1979 and Supplementary Agreement dated the 7th day 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 by an Allotment Letter dated 29.10.1991, the Promoters have allotted to the Purchaser a Unit bearing Unit No. 120 on the 1st 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 454.34 sq. ft;

AND WHEREAS the Promoters have received the total amount of the consideration of the said unit;

AND WHEREAS the Promoters have also handed over the quiet and peaceful possession of the Unit No. 120 to the Purchasers upon obtaining the Building Completion Certificate from the present Town Planning Authority i.e. the MIDC by its letter dated the 4th April, 1995 granted to the Promoters;

AND WHEREAS on or before the execution of these presents, the Promoters have received a sum of Rs. 2,01,000/- (Rupees Two Lakhs One Thousand 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);

AND WHEREAS due to certain unforeseen circumstances the Agreement to Sale in respect of the said Unit could not be executed;

AND WHEREAS the Purchaser has now requested the Promoter to execute the Agreement to Sale in respect of the said Unit in favour of the Purchaser be in fact these presents;

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 sold by the Promoters approved by the concerned Local Authority have been annexed hereto and marked Annexure 'B'.

[Handwritten signature]

[Handwritten signature]

AND WHEREAS before the society was registered, the Chief Promoter of the said Society had 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 license etc. and also furnish a copy each of the said 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 the Purchaser hereby purchases and acquires from the Promoters one Unit being Unit No. 120 on the 1st floor admeasuring an area of 42.21 sq. mts. carpet area, in the building (hereinafter referred to as 'THE UNIT') constructed on the piece and parcel of land bearing Plot No. D-265, TTC, MIDC Industrial Area containing by admeasurements an area of 3800 sq. mts. or thereabout more particularly described in the schedule hereunder written (hereinafter referred to as 'the said plot') for the price of Rs. 2,01,000/- (Rupees Two Lakhs One Thousand only).
2. The Promoters hereby confirm and declare that they have received the full and final consideration of Rs. 2,01,000/- (Rupees Two Lakhs One Thousand only).
3. 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.

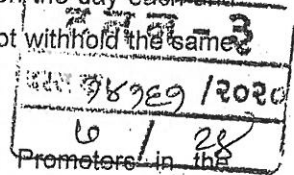
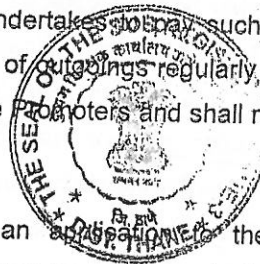
The fixtures, fittings and amenities provided in the said building and the Unit is set out in Annexure 'C' annexed hereto which are to the satisfaction of the Purchaser.

5. The Purchaser has taken possession of the Unit after the Promoters obtained the Building Completion Certificate from the present Town Planning Authority i.e. the MIDC by its letter dated the 4th April, 1995 and since then has been in continuous, quiet and peaceful possession of the same.



[Handwritten signatures]

6. 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 construct additional 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.
7. 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 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.
8. The Purchaser shall not commence any activity in the said Unit before obtaining the requisite SSR Certificate and other requisite licences, permissions, NOCs, Certificates from the Concerned Authorities which may be required by any law, rule, regulation for the time being in force. The Purchaser shall also undertake to furnish the copies each of the said SSR Certificate, Licences, Permissions, and NOCs to the MIDC.
9. 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.
10. 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, and 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 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.
11. The Purchaser shall make an application to the Promoters in the prescribed form for his 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 in



[Handwritten signature]

[Handwritten signature]

proportionate share the amounts for legal charges, for share application money, for entrance fees, for taxes & charges etc. as may deem fit by the Promoters.

12. 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.

13. The Purchaser shall himself 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 has been 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 of 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. In case any damage is caused to the building in

which the Unit is situated for 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.

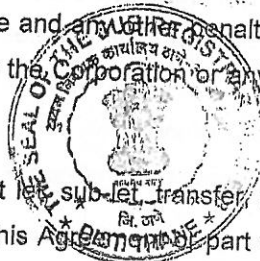
To carry at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the promoters to the purchaser and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit which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



98929/2020
C 128

Handwritten signatures and initials at the bottom of the page.

- d) Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make cause to be made any addition or alteration of whatever nature or to the Unit or any part thereof, nor any alteration in the elevation in and outside colour scheme of the building in which the Unit is situated and shall keep the 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 building 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 the prior written permission of the Promoters and/or the Promoters.
- e) 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 unit or building.
- f) 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.
- g) 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 any other service connection to the building in which the Unit is situated.
- h) 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 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.
- i) 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 Purchaser to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of the breach or non- observation of any of the terms and conditions of this Agreement and until the Purchaser has intimated the same in writing to the Promoters.



3
 9/8/2020
 E/28

[Handwritten signature]

[Handwritten signature]

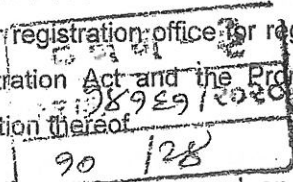
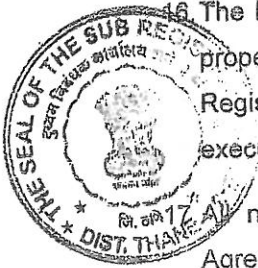
j) The Purchaser shall observe and perform all the rules and regulations which the Promoters have adopted in its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the units therein and for the observation 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Promoters regarding the occupation and use of the unit and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

k) The 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.

14. 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 land and building or any part thereof. The Purchaser shall have no claim save and except in respect of the unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases terraces etc. will remain the property of the Promoters.

15. 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.

16. The Purchaser and/or the Promoters 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



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 (Through its Proprietor)

MR. RANAJAGJIT SINHA P. PATIL

B-1, Connaught Mansions, Opp.

Colaba Post Office, Mumbai-400005

[Handwritten signatures]

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

~~77020115~~ 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

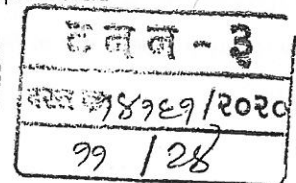
PROPERTY SCHEDULE

(Description of Sagar Ratna Unit)

Unit No. 120 on the 1st Floor in the Building known as Sagar Ratna Industrial Premises Co-op. Soc. Ltd. constructed on Plot No. D-265, TTC, MIDC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai admeasuring 42.21 sq. mts. carpet area (Equivalent to 454.34 sq. ft. carpet area):

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

THE COMMON SEAL OF)
SAGAR RATNA IND.)
PREMISES CO-OP. SOC.)
LTD. has been hereunto affixed)
pursuant to the Resolution of)
Managing Committee in the)
presence of the Chairman)
of the said society)



SAGAR RATNA IND. PREMISES
CO-OP. SOCIETY LTD.

Handwritten signature in Devanagari script.

CHAIRMAN / SECRETARY / AUTH.

SIGNATORY



Handwritten initials 'KY'.

SIGNED SEALED AND)

DELIVERED BY)

the withinnamed purchaser)

M/S. TERRA ELECTROSOFT)

Through its Proprietor)

MR. RANAJAGJIT SINHA PATIL)

in the presence of -)

1) Satish Ajwade)

2) _____)

For TERRA ELECTROSOFT

K. S. Patil
PROPRIETOR



RECEIPT

RECEIVED ON the day and year above written of and from the withinnamed purchaser the sum of Rs. 2,01,000/- (Rupees Two Lakhs One Thousand only) being the full per cent of the sale price of the Unit as to be paid by the Purchaser to us.

We say Received

Ranjit Patil 22/01/20

The Promoters



2020-01-22
98929 / 2020
92 / 28

Advocates High Court

205, Bauvargata Street, 17-A St, Brijvan House, Fort, Bombay-400 001.
Phone: 277 17 26, 265 32 52

Mrs. Meena A. Tripathi
B. Com., L.L.M.
Associates:
Devendra Tripathi B. Com., L.L.B.

Associate Advocates at Delhi.
Mitter & Mitter Co.
Advocates, Supreme Court
11, Lawyers Chamber, Supreme Court of India,
New Delhi-110 001 Phone: 384955

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.

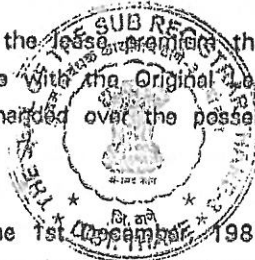
We have investigated the title of M/s. SAGAR RATNA INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD., a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. TNA/GNL/319/91-92 dated the 31st August, 1991 having its registered office at Plot no. 78/79, 2nd floor, 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 30th Aug 1979 day of August, 1979 and handed over the possession of the said plot to them; 30th Aug 1979

4. By its letter dated the 1st 28 December, 1986 the Original Lessee applied to the Corporation for the transfer of the said plot in favour of the Promoters.



30th Aug 1979
30th Aug 1979
28

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;

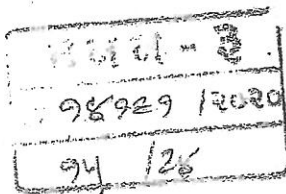
7. On the completion of the Construction of the said plot, the present Town Planning Authority i.e. the MIDC by its letter dated the 4th April, 1995 granted the Building Completion Certificate to the Promoters.

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.



THE SCHEDULE ABOVE REFERRED TO :

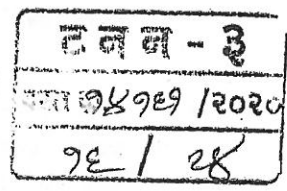
All that piece and parcel of land bearing Plot No. D-265, TTC, MIDC Industrial area containing by admeasurement an area of 3800 sq.mts. or thereabout and bounded as follows :-

- 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

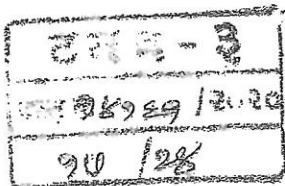
For M. Tripathi & Company,

Sd/-
(Proprietor)



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. Fastery made flush doors with aluminium fittings and painting.
3. Aluminium sliding or wooden window with Aluminium fittings and oil paint.
4. Tander Ladi floor with half tile skirting in rooms. Flooring of bath will be of tander polish ladi with 4 glazed tiles dado.
5. Open type pumbing, Indian W.C., Pan, Washbasin.
6. Electric aepper wiring with adequate electric points for lights, fans, ball.
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).



THIS is to certify that M/s. Sagar Ratna Industrial Premise Co-op Society Ltd., allottee of Plot No. D-265, M.I.D.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. Shiyaji Patil & Associates Regn. No. CA/82/7220/upto 1995

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. | 3800.00 | |
| 4) Date of allotment | | |
| Date of Possession | 29.12.79 | |
| 5) Approval of plans | | Builtup area Sqm. |
| i) Ist approval No. 884 | dt. 18.04.91 | = 1681.2468 + 1256.7168 = 2937.9636 |
| ii) IInd approval No. | dt. | |
| iii) IIIrd approval No. | dt. | |
| iv) IVth approval No. | dt. | |

Total = 1681.2468 + 2101.8336 = 3783.0804
GRAND TOTAL = 3783.0804

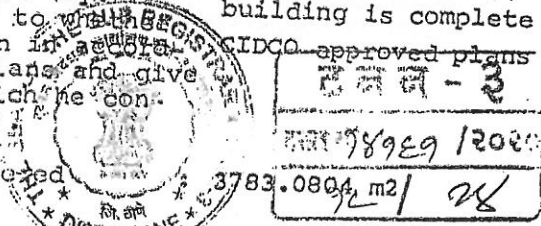
- 6) Position of construction on site as on 3783.0804
- | | | |
|---|-------------|------|
| i) Builtup area completed in all respects | = 3783.0804 | Sqm. |
| ii) Area under construction | | " |
| iii) Open area | = 16.9196 | m2 |
| iv) Remarks: | | |

- 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 as per CIDCO approved plans
- 8) Area that could be considered as builtup area. 3783.0804 m2
- 9) Actual utilisation of plot in view of existing construction in the form of utilisation of F.S.I. $\frac{3783.0804}{3800.00} = 0.99 < 1 \dots \text{O.K.}$

- 10) Do you recommend grant of final lease of entire plot having regard to area of plot and construction carried out so far : YES.

P/794/*
 Nh/44495.
 DEPUTY ENGINEER
 Special Planning Division

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



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

THIS is to certify that the Plot No. P-225 admeasuring 3300.00 Sqm., allotted to M/s. Sagar Patna Indl Premises Co-op Society Ltd. in T.T.C. Industrial Area, was visited by the undersigned on 10.3.95 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:-

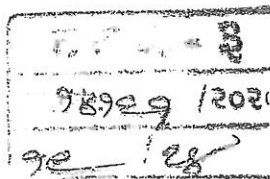
- 1) Area of Plot : 3300.00 Sqm.
- 2) Trees required to be planted on the conditions mentioned in the Agreement to Lease. : 33 Nos.
(Note:- 1 Tree per 100 Sqm. and 1 Tree at a distance of 15 m. on the frontage of road or part thereof).
- 3) Number of trees actually planted and surviving. : 40 Nos.
- 4) The trees at Ss. No.3 have planted within the marginal distance along the periphery of the plot required to be kept open and net 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 fws. to Regional Officer, M.I.D.C. Thane, for information.



MH/4498.



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

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

RANAJAGJITSINHA, PADMASINHA PATIL
 PADMASINHA BAURAO PATIL

30/10/1971
 Permanent Account Number
 BTOPP2343G

Signature

2702014

K-15

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

LAXMICHAND DAMJI CHHEDA
 DAMJI MURJI CHHEDA

06/04/1954
 Permanent Account Number
 AACPC8718M

Signature

01102009

लक्ष्मी चण्डी



टनव - ३
 वस्तु ९,४९९/२०२
 २० / २४



Blayad



Chorge



तलन - ३
१९८९९९ / २०२०
२९ / २४

75/14161
गुरुवार, 12 नोव्हेंबर 2020 3:34 म.नं.

दस्तावेजाचा भाग-1

दनन3 22-28
दस्ता क्रमांक: 14161/2020

दस्ता क्रमांक: दनन3 /14161/2020

बाजार मूल्य: रु. 21,69,932/- मोबदला: रु. 2,01,000/-

भरलेले मुद्रांक शुल्क: रु.1,08,500/-

दु. नि. सह. दु. नि. दनन3 यांचे कार्यालयात

पावती: 15624

पावती दिनांक: 12/11/2020

अ. क्र. 14161 वर दि. 12-11-2020

सादरकरगाराचे नाव: मे. टेरेरा ईलेक्ट्रोसॉफ्ट रफें प्रोप्रायटर
रासाजगजित सिन्हा पी पाटील - -

गोणी 3:31 म.नं. वा. हजर केला.

नोंदणी फी

रु. 21700.00

दस्ता हाताळणी फी

रु. 480.00

पृथांची संख्या: 24

K-YE

दस्ता हजर करणाऱ्याची सही:

एकुण: 22180.00

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

शिक्षा क्र. 1 12 / 11 / 2020 03 : 31 : 33 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 12 / 11 / 2020 03 : 32 : 21 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

परर दस्तऐवज नोंदणी करताना १९०८ विवय १९६१ अंतर्गत
दस्तावेजाच्या नोंदणीत दाखल केलेले दस्तावेजाचे कोणते
दस्तावेजाचे नोंदणीत दाखल केलेले दस्तावेजाचे कोणते
दस्तावेजाचे नोंदणीत दाखल केलेले दस्तावेजाचे कोणते
दस्तावेजाचे नोंदणीत दाखल केलेले दस्तावेजाचे कोणते
दस्तावेजाचे नोंदणीत दाखल केलेले दस्तावेजाचे कोणते
दस्तावेजाचे नोंदणीत दाखल केलेले दस्तावेजाचे कोणते
दस्तावेजाचे नोंदणीत दाखल केलेले दस्तावेजाचे कोणते

K-YE
अहम घेणारा सही

सादरकरगाराची सही
सिद्दूज दगार सही





12/11/2020 3:36:21 PM

14101/2020

12/11/2020 3:36:21 PM
पंजीयन क्र. 14101/2020

अनु क्र.	पंजीकाराचे नाव व पत्ता	पंजीकाराचा प्रकार	द्वानसचित्र	अंगठ्याचा छपा
1	नाम:मानव रम डेव्हरीयन प्रिमानसेन की और मोहावती किशोरि कर्णे अथोगईम सिमिटेरी लक्ष्मीदास की डेवा - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. नॉ. 78 आणि 79 दुर्गा मजला 206 विंग फर्श गेक्टर 17 बायी वती मुंबई. कॉम्प नं. - गेट नं. -, महागट्ट, ठाणे. पिन नं. : AACPC8718M	विद्युत वेपार नं. -49 नाथानी.		
2	नाम:मे. डेरंग इलेक्ट्रोमॉफ्ट तर्फे प्रोप्रायटर नरनाकराज सिमरा की पॉलीव - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. की 1 कोलाकर नलिओया बायुला कोलाचा पोस्ट ऑफिस मुंबई. कॉम्प नं. -, गेट नं. -, महागट्ट मुंबई. पिन नं. : BTDP2343G	विद्युत वेपार नं. -49 नाथानी.		

पंजीयन प्रक्रियेचे फॉर्म संपादन करण्यासाठी कृपयापुनः नव द्यावे. पंजीयन प्रक्रियेचे फॉर्म संपादन करून घ्यावे.
शिका क्र. 3 ची वेळ: 12 / 11 / 2020 03 : 39 : 25 PM

ओळख:-
पंजीयन प्रक्रियेचे फॉर्म संपादन करण्यासाठी कृपयापुनः नव द्यावे. पंजीयन प्रक्रियेचे फॉर्म संपादन करून घ्यावे.

अनु क्र.	पंजीकाराचे नाव व पत्ता	पंजीकाराचा प्रकार	द्वानसचित्र	अंगठ्याचा छपा
1	नाम:भाऊलाल तावडे - वय:38 पत्ता:सेक्टर 19 बायी वती मुंबई पिन कोड:400703	स्वायत्ती		
2	नाम:सुरज चौगणे - वय:19 पत्ता:सेक्टर 19 बायी वती मुंबई पिन कोड:400703	स्वायत्ती		

शिका क्र. 4 ची वेळ: 12 / 11 / 2020 03 : 34 : 10 PM

शिका क्र. 5 ची वेळ: 12 / 11 / 2020 03 : 34 : 17 PM सौ. रमणी सुमन 1 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS TERRA ELECTROSOFT THROUGH PROPRIETOR MR RANAJAGJITSINHA P PATIL	eChallan	69103332020111013433	MH006846396202021E	108500.00	SD	0003134530202021	12/11/2020
2		By Cash			400	RF		
3	MS TERRA ELECTROSOFT THROUGH PROPRIETOR MR RANAJAGJITSINHA P PATIL	eChallan		MH006846396202021E	21700	RF	0003134530202021	12/11/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14101/2020



Know Your Rights as Registrants

1. Verify Scanned Document and ensure it is a true and correct copy of the original document. (Use on a side) printout after scanning.
2. Get print immediately after registration.

For more information, please write to us at registrar.thane@gmail.com

टबल - ३
पत्र ७१४१६१ / २०२०
२४ / २४

प्रमाणित करण्यास येते की खबर परस्तास
चक्रांक.....२४..... मासे आहेत.

सह मुख्य निबंधक, ठाणे-३ (वर्ग-२)
दुसरा क्र. २
क्रमांक.....१४१६१..... पर भोवता

सह मुख्य निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १२ माहे ११ सन २०२०

