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काय विकल्प बाजार पेठ, ठाणे न. व. ...  
नाम ... लालचंद गणेशदास शर्मा - ठाणे  
पत्ते ...  
तारीख ...

2 JUL 1998

Ranjit



टनन-१  
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DECLARATION

I, LALCHAND MAYADAS SHARMA Hindu, Adult,  
Occupation Senior Citizen residing at Castle Mills  
Colony, Kolbad Rd, Thane (W) - 400601 hereby state  
on solemn affirmation as under :

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1. That I entered into an agreement of sale dt. 6th Nov., 91 with M/s. Vishal Builders, a registered partnership firm carrying on business at C/o Sadhana Builders Behind Love Bird, Thane, hereinafter called the Vendor and the Purchaser.

2. That by an Agreement dt. 6-11-91 therein called the Vendor, that the Vendor herein have agreed to sale Commercial Premises being Shop No.4 on Ground Floor, having an Area of 167.4 Sq. Ft. belonging to Sellers situated lying and being at Panchpakhadi, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation of the City of Thane., Tal. & Dist. Thane, hereinafter called the said Shop.

I say that I purchased the Shop from the Vendor for Rs.68,550/- (Rupees Sixty Eight Thousand Five Hundred Fifty Only).

I say that the Agreement dt. 6-11-91 executed by the said Vendor and the Purchaser. I say that the said Agreement is presented before the Collector of Stamps (Joint District Registrar) under their No. Evasion No. 2261 dt. 20-10-94 the deficit Stamp Duty is Rs.19,380/- and fine of Rs.250/- has been paid on vide Challan No.15 dt. 19-10-94. The said Agreement of sale dt. 6th Nove., 1991 is Certified under section 41 of the Bombay Stamp Act, and paid the full Stamp

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Duty as per New Stamp Act.

I say that the Sellers are not available therefore I am making this declaration and presenting the Original Agreement alongwith this declaration.

I again say on solemn affirmation that the Agreement made on 6-11-91 in respect of Shop No.4 Ground Floor, Area 167.4 Sq. Ft. more particularly described in the Schedule hereunder written was duly executed and deponent i.e. purchaser hereby declare that the Agreement dt. 6-11-91 shall be admitted and taken as full and completed evidence and be admitted thereof and may be acted upon all rights and effectually as if the execution has been admitted.

I say that the Vendor is not available and therefore I being the Purchaser is making this Affidavit one sided only.

THE SCHEDULE OF THE PROPERTY

ALL THAT PIESE & PARCEL of land situated lying & being at village Panchpakhadi, Tal. & Dist. Thane, being S. No. 19 (Part) City S. No. 216 (Part) thereon constructed a building known as Vishal Tower bearing Shop No. 4 on Ground floor having an area of 167.4 Sq. Ft. Built up in the registration District

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and Sub-District Thane, within the limits of Thane Municipal Corporation of the City of Thane.

I the Purchaser i.e. deponent hereinstates on solemn affirmation that what is stated above is true and correct it conceals nothing and no part of it is false.

Solemnly affirmed at Thane )

This 2nd day of July, )

1998. )

*[Signature]*  
Deponent.



2 JUL 1998

BEFORE ME  
*[Signature]*  
V. R. NIKAM  
B.A.L.L., D.S.W. (Cal)  
S.P.C.C. in  
P.M. & IN London  
ADVOCATE & NOTARY  
THANE - 400 601

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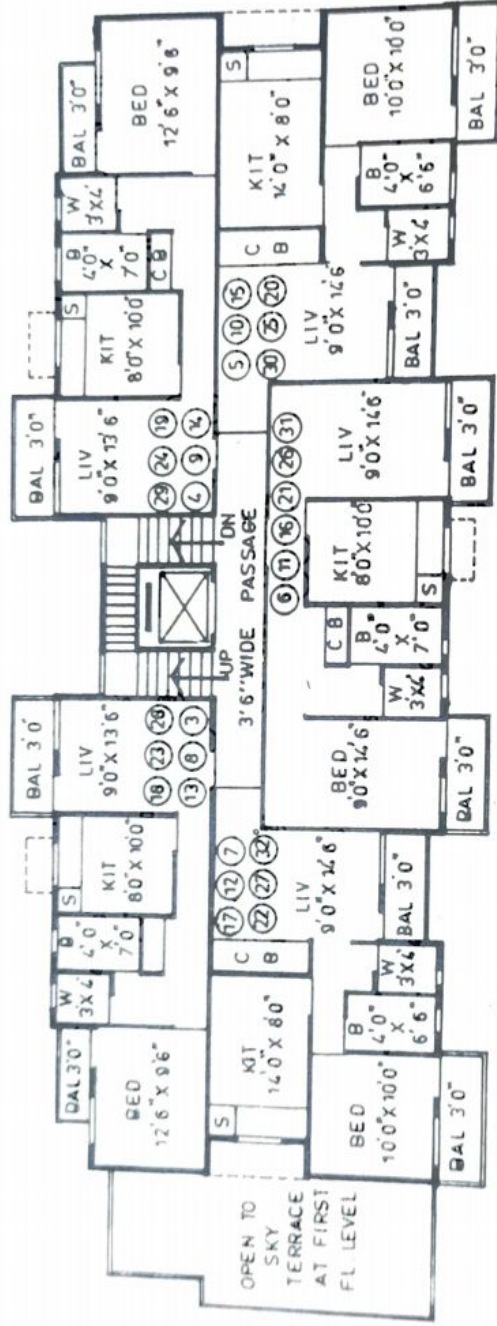
( FIRST SCHEDULE ABOVE REFERRED TO )

Description of Property :-

ALL THAT/THOSE pieces or parcels of land or ground together with the here ditaments and premise structures standing there on situate on Kolbad Road at Village Panch pakhadi in Taluka Thane in the Registration Sub. - District and District Thane admeasuring 4550 sqare Meters or there abouts and bearing Survey and Hissa and C.T.S. and Cadestral Survey Numbers as under :-

| <u>Sr.No.</u> | <u>Survey No.</u> | <u>Hissa No.</u> | <u>C.T.S.No.</u> | <u>Area Sq.Mtrs.</u> |
|---------------|-------------------|------------------|------------------|----------------------|
| 1.            | 19(Part)          |                  | 216(Part)        | 4550                 |

and bounded on or towards the North by Property of Mr.K.C. Nayar and or towards the South by the Kolbad Road and or towards the West by Property bearing C.T.S. No. 211 and or towards the East by property bearing C.T.S. No.217 and assessed by the Assesor and Collector of Municipal Rates and Taxes under Ward No.8, Tika No.8 of Lal Bahadur Shashtri Marg, as per the plans annexed hereto.



WING  
FLAT NO  
FLOOR  
AREA

32/15/91  
6-2/22

TYPICAL FLOOR PLAN

SCALE 1" TO 16'0"

BUILDERS

VISHAL BUILDERS AND DEVELOPERS

NATH KRIPA CO. OP. HSG. SOC.  
DR MOOSE RD. LAL BAUG TALAO PALI  
THANE PHONE 595908

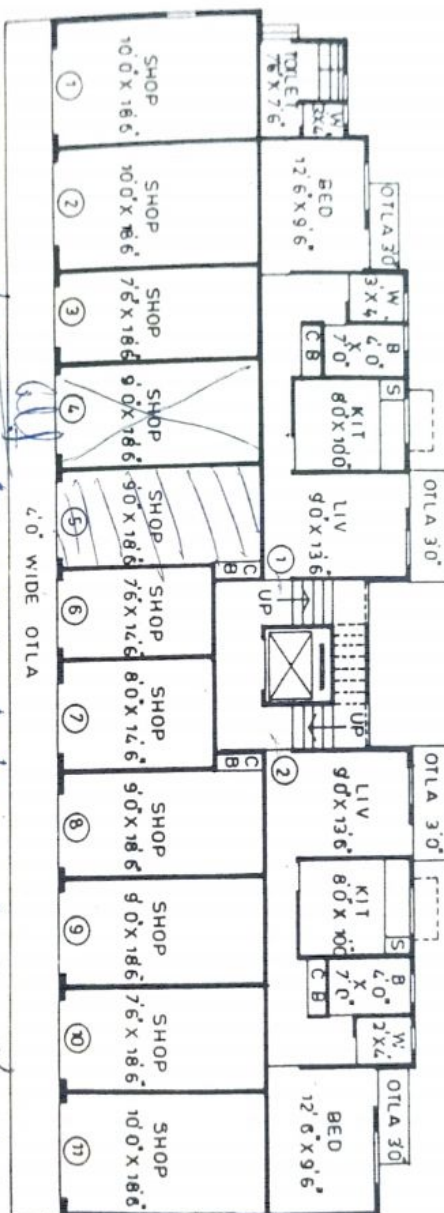
ARCHITECTS

M/S WESAVKAR AND CO.

ARCHITECTS AND ENGINEERS

73 - N S BOSE ROAD  
THANE

VISHAL TOWER



Carpet area 167.4 sq Feet  
Shop No. 6 Allocated to Mr. L.C. Sharma.  
Area - 228.5 sq. Feet. Keshav Bhandarkar.

This free is including Corridor, U.C, Bath, and Fishy/ Vharada of Shop for Vishal Builders

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| <b>BUILDERS</b><br>VISHAL BUILDERS AND DEVELOPERS<br>NATH KRIPA CO. OP. HSG. SOC.<br>DR MOOSE ROAD LAL BAUG TALAO PALI THANE<br>PHONE NO 5955908 | <b>VISHAL TOWER</b> | <b>ARCHITECTS</b><br>M/S WESAVKAR AND CO. ARCHITECTS AND ENGINEERS<br>73 N S BOSE ROAD THANE<br>PHONE NO 595951 508580 |
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