GALA 9A "98 TIR-2 Report सीरा - भाईदर न रपालिका ्रांक गुल्क १/२ /० हर्कासाब तहक्ति 2778511

Ph. R. 8196017, O. 8108-1801

DEELIP G. KOTHARI

KOTHARI CONSULTANCY

ROHING Harmara Bazar

9/A

नमुना म. को. नि. ६

(नियम ११२ पहा)

सर्वसा. २६-म Gen. 26-M.

चलन क्रमांक

pho 2586	——— या ठिकाणच्या कोषागारात/	उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
16112108	भारतीय स्टेट बँकेमध्ये/भार	
भरणा करणात्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेनं भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरावः
जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नांव/पदनाम आणि पत्ता	लेख्यांचे वर्गीकरण विभाग प्रधानशीर्ष अवश्य निवृत्यों च सुद्रा	रक्कम मिळाली हि. 1100 रुपये (आकड्यांत) ne Howser रुपये (अक्षरी) ne Howser रुपये (अक्षरी) ne Ser
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश	प्य. ८०० महस्या प्र संगणक संकेतांक	णा के विष्णाल के स्टेंड के ब्रह्म क
भरणा केलेली रक्कम रूपये 1170 (अक्षरी) रुपर्ये कि अवस्थित अर्था करणास्त्रची स्वाक्षरी भरणा करणास्त्रची स्वाक्षरी 14659	0 3 0 0 1 0 5-6 बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी. उत्पादक शिक्षा दिनांक काले कि. क्ष	तेव/तेवव/GASU विवाव/वव/RECEIVE
Ф येथे कोषागारात, बैंकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचा रबरी शिक्का उसवावा. (कृ. मागे पहा)		

रकमेचा तपश्चील गरण्या रक्कम किंमत संख्या रुपये 100 100 10000=10 130024 001 नोटा नाणी 112 एकूण.... धनादेश रुपये दिनांक आदेशित बैंक व तिची शाखा धनादेशाचा क्रमांक

एकूण.....

विभागाचे नांव भरतांना ज्याच्याकरिता रक्क जमा करावयाची असेल त्या विभागाचे मार लिहावे.

ं अंदाजातील अर्थसंकल्पीय 2) वर्गीक्रणांचे संदर्भात लेख्यांचे प्रधानशीर्ष उपप्रधानशीर्ष व गौणशीर्ष या बाबतचा तपशील स्पष्टपणे, ठळकपणे व पूर्णपणे नमूद करावा शक्यतोवर रबरी शिक्का वापरावा.

भरणयाच्या रकमेच्या प्राधिकाराविषयीचा तपशील 3) उद्देशाविषयीच्या रकमेच्या भरणयाच्या वर्णनाबरोबरच स्पष्ट शब्दांत नमूद करावा.

सार्वजनिक बांधकाम व वन विभागांच्या संबंधांतील भरण्याच्या रकमांच्यां बाबतीत ज्या विभागाच्या संबंधात तो भरणा असेल त्या विभागाचे नांव चलनाच्या शिरोभागी (ठळक) मोठ्या अक्षरांत लाल शाईने लिहावे. यासाठी शक्यतोवर रबरी शिक्काच वापरावा.

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-9/A

मीरा - भाईदर नगरपालिका पावती क्र. मुद्रांक शुल्क १/२% टक्कासाठी नोंदणी ३९ म. Regn. 39 m. तहकृब. दस्तऐवजाचा/अर्जाचा अर्मुक्रमांक 21 दस्तऐवजाचा प्रकार-सादर करणाराचे नाव-खालीलप्रमाणे फी मिळाली: नोंदणी फी नक्कल फी (फोलिओ पृष्ठांकनाची नक्कल फी टपालखर्च नकला किंवा ज्ञापने (कलम ६४ ते ६७) शोध किंवा निरीक्षण For S. Humor Industries दंड-कलम २५ अन्वये कलम ३४ सन्दर्भ Proprietor प्रमाणित नकला (कलम 👣 जोलिक इतर फी (मागील एकूण .. नौंदणीकृत डार्बेने पाठवली जाईल. . दस्तऐवज या कार्याल्यात देण्यात येईल. Sub, Registar नक्कल दय्यम निबंधक. दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या हवाली करावा.

सादरकर्ता





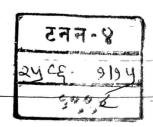
बिकीचे अन् 11010 Zol S. kumer Inel, इस्ते... L. J. Crake

हिंद्रा द्वे उर् (से. के. डी. चादडे)

19 2 DEC 1998

DEED OF DECLARATION

I, SHRI LABUBHAI J. GOTI M/S S. KUMAR INDUSTRIES adult, residing at, Gala No. 10, Shree Satya Sai Industrial Estate, Fatak Road, Bhayander (East) Dist:- Thane 401 105 do on solemn affirmation state and declar that. I/We intend to record the purchase of a Gala No. 9/A on Ground Floor Purchased by me/us under Agreement dated 24th July 1997.



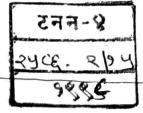
I/We say that SHRI RAJESH MAVJIBHAI PATEL having address at Flat No. 302/A/4, Sector VI, Shanti Nagar, Mira Road, (East) Dist:- Thane was/were not available consequently I/We have not registered the said Agreement Dated 24th July 1997 executed by me/us with the said SHRI RAJESH MAVJIBHAI PATEL

The said SHRI RAJESH MAVJIBHAI PATEL agreed to sale Gala No. 9/A on Ground Floor admeasuring 390 sq. ft. Built Up/Super Built Up/Capet area in property Known as "STYASAI INDUSTRIAL ESTATE" commissing Survey No. 49, Hissa No. 2 & 4 Ward No. M at Mouje Godden, Bhayander, Taluka and District Thane. Registration Subpistrict Thane. for the price or consideration of Rs 58,890/- (Rs. Fifty Eight Thousand Eight Hundred Ninty Only)

I/We say that the said SHRI RAJESH MADJIBHAI PATEL entered into an agreement for sale of Gala No. 9/A on Ground Floor admeasuring 390 sq. ft. Built up/ Super Built up/Carpet area in property Known as "SATYASAI INDUSTRIAL ESTATE" at Mouje Goddeo, Bhyanader and

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more particularly described in the Agreement for sale dated 24/07/97 which is attached to this declaration as Annexure "A' I/We say that the Agreement for sale dated 24/07/97 was not registered for registration as its registration is optional under section 18 of the Registration Act., 1908.

I/We say that I/We now intend to registered the said Agreement dated 24/04/97.

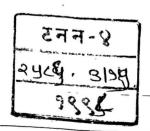
I/We am/are aware of the face that the said Agreement cannot be lodged be lodged for Registration today, as it is time barried under the provisions of section 25 of the indian Registration Act., 1908.

I/We further say that the said SHRI RAJESH MAVJIBHAI PATEL are neither available not co-operative for lodging the said agreement dated 24/07/97 with confirmation deed.

I/We feel it is absolutely necessary to brite the fact thet the said SHRI RAJESH MAVIBHAI PATEL had entered into an Agreement for of Gala No. 5/A on Ground Floor admeasuring sq. ft. Built up/Super

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Cardwo 2, 21/2



Built up/Carper area at Mouje Goddeo , Bhayander
Taluka and District Thane. on the date
on the records of Government and therefore.

I/We am/are execution this deed of declaration.

SCHEDULE OD PROPERTY

All that piece and parcel of Gala No. 9/A on Ground Floor admeasuring 390 sq. ft. Built up/Super Built up/Carpet area in property Known as "SATYASAI INDUSTRIAL ESTATE" comprising Survey No. 49, Hissa No. 2 & 4, Ward No. M being lying and situate at Mouje Goddeu, Bhayander Taluka and District Thane and within the limits of.

I/We say that what is stated herein above is ture and correct to the best of my/our showledge and beliof.

Dated this 16th day of December 1998

WITNESSES

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2)

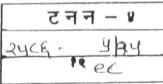
Declarant,

(SHRI. LABUBHAI J. GOTI.) M/S S. KUMAR INDUSTRIES

For 5. Humar Industries

Chimmil & 2777,

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अनुक्रम नंबर 225 है। ८८ सन १९९८चे किसेलं(बे 🤏 तारखंस ने वरम्यान टाणे. ४ दुययम निकंधक यांचे क्वेरीत आणुन विला. (१८१४) भिटी क्वेरी

वुययम निबंधक ठाणे क. 🛭

मि . छस छुभार अंडस्ट्रीन तर्हे क्री हानुभी की जिला मिरानि क्यापा अ कारक वस्तारेयज करून वेणार

वस्तऐकज कचन विल्याचे कबुल

Bury Mill & . sit.

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Mus - 15 andil 1/2 % One thousand one hundrery

in S B. I. Thanc Seventy only vide challan No. 84

क्रमांकाचर नोंद्रक दुस्यम निवंचक, डाज-४. प्राप्त १९९८ माट १८ सन १९९८

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वुययम निबंधक ठाणे क. ४

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थ की प्रमाद कारोड समान नाकरा का काइंटर

असे नियंदन करीत आहेत की, वस्तऐकज करून वेणा—या छपर निर्विष्ट इसमास व्यक्तीशः ओळच्चतात वृ त्याची ओळच पटवितात.

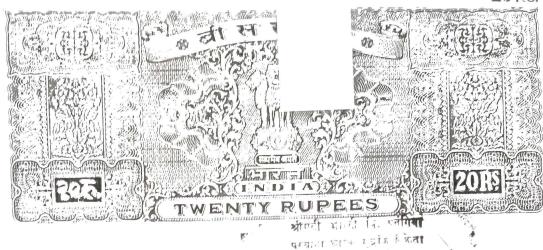
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AGREEMENT FOR RESALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar this 24th day of July 1997 BETWEEN, SHRI RAJESH MAVJIEHAI PATEL, Indian Inhabitant having Residing at Flat No. 302/A/4 Sector VI Shanti Nagar, Mira Road Dist Thana 401105. hereinafter referred to as the "VENDOR" (Which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their legal heirs, executors, administrators and assigns) of the ONE PART.

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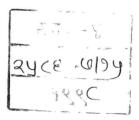
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जितिनियं प्रकरण क राज्य शिर्ण या अन्यये भारतीय स्टेट बँक शाखा हिए येथे भरते विकास स्टेट बँक शाखा हिए येथे भरते विकास स्टेट बँक शाखा हिए येथे भरते विकास स्टेट बँक शाखा हिए हिए येथे भरते विकास स्टेट बँक, शाखा हिए येथे भरते विकास स्टेट बैंक या अधीन राहन देणेत येत माहें.



काले अध्याप काला १०११०१९४० १६ १९७ १७० १०० काले.



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A N D

SHRI LABHUBHAI JIJ GOTI ARROP OF M/S S. KUMAR INDUSTRIES Indian inhabitant Office at Gala no.10 Shree Satya Sai Industrial Estate, Fatak Road, Bhayandar (East) Dist There, hereinafter referred to as the "PURCHASER" (Which expression shall unless it be repugnant to be context or contrary to the meaning thereof, be deemed to mean and include her legal heirs, executors, administrators and permitted assigns) of the OTHER PART.

a 1851. 5y 24. 150. " (rimmin) & out

WHEREAS the Vendor is absolute owner and exclusive possession of or otherwise well and sufficiently entitled to the Gala on the Ground floor bearing No. 9/A on the Ground floor having a Built up/Super Built up area of 390 Sq. Ft. or SATYA SAI about in the Estate known as particularly ENTERPRISES Bhayandar (East) more described in the Schedule hereunder written.

AND WHEREAS by and under an agreement for sale day of Sept 1994 entered into dated the 12th between M/S SATYA SAI ENTERPRISES a partnership firm of the ONE PART and Shri Rajesh M. Patel the Vendors herein and the purhasers therein of the OTHER PART acquired the said Gala premises on sale full on payment of Basis Ownership consideration and took possession thereof.

AND WHEREAS, the Vendors herein confirms that the above said Agreement executed between the is legally valid, Builders and Vendors herein cancelled, and is not existing, subsisting terminated, revoked and the Vendors herein are in quiet, vacant and peaceful physical possession of the said premises since the date they purchased.

AND WHEREAS, the Vendors herein confirm that the title of the said premises is clear marketable and free from all types of encumbrances and liabilities and they have absolute right, title and interest for selling the above said Gala premises to whomsoever they wants without any type of hindrance, encumbrance from anybody.





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AND WHEREAS the Vendor has agreed to sell the Gala premises No. 9/A Ground floor, only and the Purchaser has agreed to purchase the Gala premises No. 9/A Ground floor, only on OWNERSHIP BASIS.

AND WHEREAS the Vendor has agreed to assign their rights, title and interest under the said Agreement for sale with the Builders in respect of the said Gala premises No. 9/A and tie Purchaser has agreed to acquire the said Gala premises No. 9/A on OWNERSHIP BASIS on the terms and conditions obligations hereinafter mentioned.

NOW THEREFORE THESE PRESENTS WITNESSTH

- 1. The Vendor is the sole. exclusive and absolute Owner of the Gala premises bearing No. 9/A on the Ground Floor, having a Built-up Area of 390 Sq. Ft. or there abouts in the Estate known as "M/S. SATYA SAI ENTERPRISES"
- 2. The Purchaser has agreed to acquire from the Vendor and the Vendor has agreed to sell and transfer the said Gala premises on OWNERSHIP BASIS to the Purchaser for the consideration of Rs 58,890/- (Rupees Fifty Eight Thousand Eight Hundred Ninety Only) in full and final settlement of their claims to the said Gala premises subject to the terms and conditions and obligations contained in the said Agreement for Sale with the Builders.
- 3. (a) The Purchaser has paid to the Vendor the sum of Rs.58,890/- (Rupees Fifty eighty thousand eight hundred ninety only) being the full & final

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payment of the Sale consideration of the said Gala No.9/A, hereby agreed to be acquired on OWNERSHIP BASIS by him. (the payment and receipt whereof, the Vendor do hereby confirm, admit and acknowledge of and from Purchasers).

- (b) The Vendor has handover the purchases has taken over the possession of the said Gala premises No. 9/A, which has been seen, inspected and found to be in perfect condition.
- 4. The Vendor hereby declares that :-
 - (a) The said Gala premises is free from all encumbrances and liabilities including Income Tax, sales Tax, Charges, Claims, and Demands of any nature whatsoever.
 - (b) He has not mortgaged, transferred, assigned or in any other way encumbered or alienated his right, title and interest in the said Gala premises on or before the date of execution of this Agreement and,
- (c) they shall pay and discharge the rates and taxes, maintenance, water and electricity charges, if any, for the period upto and inclusive of the date of the execution upto and the date of execution of this Agreement.
- 5. The Purchaser hereby declares and assures that they/he shall observe and perform all the terms, conditions and obligations contained in the said Agreement for Sale with the Builders.
- 6. The Purchaser here by further declares that he shall regularly and by the due date the dues





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taxes, water charges and all other outgoings if any, in force from time to time, in respect of the said Gala premises and shall not withhold the same for any reason whatsoever.

- 7. The Vendor has full right and authority to enter into this Agreement and he has not done or performed any act, deed, matter or thing, whatsoever, whereby any he may be prevented from entering into this agreement and/or transferring the said Gala premises as purported to be done herein and whereby the Purchaser hereto may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred hereby in his favour.
- 8. The Vendor hereby assigns his rights, title and interest or claim in the said Gala premises to the Purchaser who is entitled to hold, possess, occupy and enjoy the said Gala premises without any interruption from him.
- 9. The Purchaser shall bear and pay the charges towards the Stamp Duty as may be in force and thereafter lodge this agreement for Registration with the concerned Sub-Registrar or Assurances and the Vendor shall attend and admit the execution thereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seal to these presents, the day and year first hereinabove written.

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THE SCHEDULE HEREINABOVE REFERRED

GALA PREMISES NO. ALL THAT Floor, having a Super/Built-up area of 390 (Three Hundred Ninety only) Square feet or thereabouts in ENTERPRISES, SAI Messrs know as SATYA Bhayandar (East) on a plot of land bearing Survey No. 49 Hissa No. 2 & 4 containing by admeasuring _ sq. ___yds. equivalent to __ situate, laying and being in the Revenue village of Godde the Registration Sub-district & district of Thane and within the jurisdiction of MIRA-BHAYANDAR MUNICIPAL COUNCIL, Bhayandar (E), Dist Thana.

SIGNED, SEALED AND DELIVERED, by the withinnamed "VENDOR"

SHRI RAJESH M. PATEL

in the presence of

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1. Brath. Ramami

2. 2 July

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RECEIVED of and from the "PURCHASER", SHRI LABHUBHAI G. GOTI PROP. OF M/S S. KUMAR INDUSTRIES (Rupees Fifty Right the sum of Rs. 58,890/-

thousand eight hundred ninety Only) being the Full payment for sale of Gala premises No.9/A, on Cheque

Feel YWE HKI on 1900 ye roolf bound

Cheque No

NAME OF THE BANK

AMOUNT

446650

VASAI JANATA SAHA-KARI BANK LTD.

58,890/-

Witness:

I SAY RECEIVED:

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(VENDOR)

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LETTER OF POSSESSION

SHRI RAJESH M. PATEL, do hereby CONFIRM, ADMIT AND ACKNOWLEDGE that I have received the agreed sale consideration and do hereby handover the said Gala No. 9/A, on the Ground floor, in Satya sai Enterprises Industrial Estate, at Bhayandar (E), Dist Thane, to the purchaser SHRI LABHUBHAI J. GOTI PROP. OF M/S S. KUMAR INDUSTRIES Office at Gala No.10 Shree Satya Sai Industrial Estate. Fatak Road, Bhayandar (East) Dist:-Thane vacant and peaceful physical possession today, subject to realisation of the full and final of the agreed sale consideration.

Dated 24th day of July 1997.

TAKANOVER QUIET, VACANT HANDOVER QUIT, VACANT

PEACEFUL PHYSICAL

POSSESSION.

(FURCHASER)

SHRI LABHUBHAI J. GOTI

PEACEFUL PHYSICAL

POSSESSION.

(VENDOR)

SHRI RAJESH M. PATEL

PROP. OF M/S S. KUMAR INDUSTRIES

WITNESSES :

KARAN SINGH B. ARCH REGD. ARCHITECT & VALUER

FAX: 91-22-819 5894

PH.: 819 4571

JAISTER

ENTERPRISES



VALUATION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Shri. LABHUBHAI J. GOTI
PROPREITOR OF M/S S.KUMAR INDUSTRIES has purchased an
Industrial Shed/Gala Premies bearing No.9/A, on the Ground Floor,
admeasuring 390 =00 sq.ft. in the Industrial Estate named
"SATYA SAI ENTERPRISES" located at Goddeo, Bhayander East, Dist.
Thane on land bearing survey No.49, Hissa No.2 and 4.

For the purpose of valuation I have visited the said premises, inspected it, examined the relevant documents and observed that the said premises is only a Ground Floor structure having 9" THK Brick walls, double coat plastered, a Rolling shutter and has a roof of cement Asbesfos Sheets. Considering the construction, the locality, proximity to basic civic amenities, and the prevailing marketrates in the area, I have calculated the rate of the said premises @ Rs.151/= per sq.ft.

Gala No. 9/A admeasuring 390=00 sq.ft @ Rs. 58,890/= (Rupees Fifty Eight Thousand, Eight Hundred Ninty Only) as on July 1997.

Date: 22/07/97.

Place: Bhayandar.

Arch No.
14730/TNA
Waluer Ne.
3360/DLI
TACHITECT

Karan Singa B, Arch. (BOM)
ARCHITECT AND APPROVED VALUER
REG. LIG No., 14730 - TNA
VALUER No.; 3360/DM

(2) Komal Health Care Put. Itd. Contact Person: Labhubhai Gotti Mob No: 9769560529 Rajeshree Shah mob No: 9323112123