

No. 13

23/2/2017 2018 2018

S.D. 404501

मीरा - भाईंदर नगरपालिका  
मुद्रांक शुल्क १/२% टक्कासाठी  
तहकूब. नोंदणी ३९ म.  
Regn. 39 m.

पावती क्र.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 25591

दिनांक १६/१२ सन १९९९

दस्तावेजाचा प्रकार- घोषणापत्र रु. १२००००/-

सादर करणाराचे नाव- ४०४५०००/-

खालीलप्रमाणे फी मिळाली:-  
नोंदणी फी  
नक्कल फी (फोलिओ)  
पृष्ठांकनाची नक्कल फी  
टपालखर्च  
नकला किंवा प्रत (कलम ५७) (फोलिओ)  
शोध किंवा निरीक्षण  
दंड-कलम २५  
कलम ३९  
प्रमाणित नकला (कलम ५७) (फोलिओ)  
इतर फी (मागील पत्रावरील) बाबत

रु.	पै.
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Received by Challan /  
Demand Draft / Pay Order vide No.  
46 dated 16/12/98  
Rs 4157/-  
(Subject to Receipt) एकूण  
(भरणा जमा होईल व नोंदणीकृत डाकेने पाठवली जाईल.)  
रोजी तयार होईल व या कार्यालय देण्यात येईल.  
Sub Registrar  
Shanc-4.  
दुय्यम निबंधक.

दस्तावेज  
नक्कल

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.  
हवाली करावा. दुय्यम निबंधक अथवा सादरकर्ता

नमुना म. को. नि. ६  
(नियम ११२ पहा)

No. 9

सर्वसा. २६-म  
Gen. 26-M.

चलन क्रमांक

pho. 2585  
16/12/93.

या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन  
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/ भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरावयाचे
जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नांव/पदनाम आणि पत्ता C. J. G. 04	लेख्यांचे वर्गीकरण विभाग प्रधानशीर्ष : ३० नोंदणी व नमुने उपप्रधानशीर्ष :	रक्कम मिळाली रुपये (आकड्यांत) १५,२०२५/- रुपये (अक्षरी) Two thousand Twenty five only
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश M. C. S. D. 2025	गौणशीर्ष : 02 103 INSUFFICIENT STAMP DUTY 02-RGD PENALTY संगणक संकेतांक 0 3 0 0 1 0 5 0 2	भारतीय स्टेट बँक / S. B. रुपये सुखरूप / S. B. नेत्यानी (M. C. S. D.) कोषागार/उपकोषागार अधिकारी/बँकेचे व्यवस्थापक दिनांक
भरणा केलेली रक्कम रुपये 2025 अक्षरी रुपये Two thousand Twenty five	बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी. स्वयं निमंभक दाणे रु. ४ दिनांक स्वाक्षरी	दिनांक
भरणा करणाऱ्याची स्वाक्षरी दिनांक 14/12/93		

येथे कोषागारात/बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा रबरी शिक्का ठसवावा.

(कृ. मागे पहा)



4

20 Rs.



विक्रीचे दिनांक ११/०२/२०१८  
भनु ११/०२/२०१८  
ना S. Kumar, Thane  
हस्तो L. J. Goti  
दिनांक .....

रुमन-४  
२५५५ ११९६  
१९९६

Labubhai  
स्टॅम्प वॉटर  
(श्री. के. डी. चावडे)

17 DEC 1998

DEED OF DECLARATION

I, SHRI LABUBHAI J. GOTI M/S S. KUMAR INDUSTRIES adult, residing at, 9, 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. 13 on Ground Floor Purchased by me/us under Agreement dated 16th July 1997.

..1.

For S. Kumar Industries  
Labubhai J. Goti



Proprietor

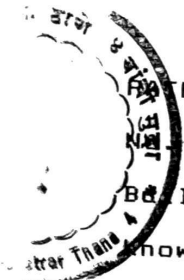
पत्र-४  
२५५ २१६  
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I/We say that SHRI. JAGDISH N. PATEL having address at 301, Phase No. 3, C-18 Shanti Park, Mira Road (East) Dist:- Thane was/were not available consequently I/We have not registered the said Agreement Dated 16th July 1997 executed by me/us with the said SHRI JAGDISH N. PATEL.

The said SHRI.JAGDISH N. PATEL agreed to sale Gala No. 13 on Ground Floor admeasuring 675 sq. ft. Built Up/Super Built Up/Capet area in property Known as "STYASAI INDUSTRIAL ESTATE" comrising Survey No. 49, Hissa No. 2 & 4 Ward No. M at Mouje Goddeo Taluka and District Thane. Registration Sub-District Thane. for the price or consideration of Rs 1,31,000/- (Rs.One Lac Thirty One Thousand Only)

I/We say that the said SHRI JAGDISH N. PATEL entered into an agreement for sale of Gala No. 13. on Ground Floor admeasuring 675 sq. ft. Built up/ Super Built up/Carpet area in property known as "SATYASAI INDUSTRIAL ESTATE" at Mouje Goddeo, Bhyanader and



..3.

(M) M. C. ४.०१७७.

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more particularly described in the Agreement for sale dated 16/07/97 which is attached to this declaration as Annexure "A' I/We say that the Agreement for sale dated 16/07/97 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 16/07/97. I/We am/are aware of the fact that the said Agreement cannot be lodged for Registration today, as it is time barred under the provisions of section 25 of the Indian Registration Act., 1908.

I/We further say that the said SHRI. JAGDISH N. PATEL are neither available nor cooperative for lodging the said agreement dated 16/07/97 with confirmation deed.

I/We feel it is absolutely necessary to bring the fact that the said SHRI. JAGDISH N. PATEL had entered into an Agreement for sale of Gala No. 13 on Ground Floor measuring 675 sq. ft. Built up/Super

..4.

1-13/11/97

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. 13 on Ground Floor admeasuring 675 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 Goddeo , Bhayander Taluka and District Thane and within the limits of.

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

Dated this 16<sup>th</sup> day of Dec. 1998.

\*WITNESSES

- 1) 
- 2) 

Declarant,

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

For S. Kumar Industries



(SHRI) M. C. J. 27  
Proprietor

रनन-४
२५८५ २१९६
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टनन - ४
२५५. ५१६
१९६८

अनुक्रम नंबर २५५१६  
सन १९६८ चे हिमेल  
चे १६ तारखेस १ व २  
ने वरम्यान ठाणे. ४ चे  
वुययम निबंधक यांचे कचेरीत आणुन विला.

(M.M.C.C.) ने. गो. १.  
M.M.C.C.  
वुययम निबंधक ठाणे क. ४

चलान नं. ४६ १९६८  
खालील प्रमाणे  
फी घेतली  
नोदणी फी  
नकल फी ४०५०/-  
( फोलीओ / पाने ) ६०/-  
शेरे नकल फी १२/-  
रुजयात फी २/-  
फाईलींग फी २/-  
टपाल १/-  
एकूण ४१५०/-

M.M.C.C.  
वुययम निबंधक ठाणे क. ४

प्रति- श्री. रमणी  
सस्तान नोकराई अहिर  
प्रति- प्रमोद करीड  
सस्तान- नोकराई- अ. अहिर

असे नियोचन करीत आहेत की,  
बस्ताऐवज करुन वेणा-या उपर  
निविट इसमास घ्यक्तीशः ओळखतात  
व त्याची ओळख पटवितात.

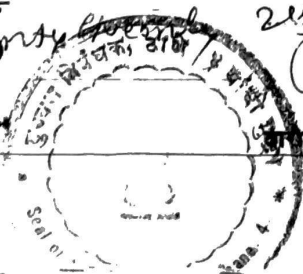
(Bhakti Ramani)  
(Pravda)  
दिनांक १६ माहे १२ १९६८

M.M.C.C.  
वुययम निबंधक ठाणे क. ४

मे. एस. लुभा उडेंद्रीज इमेलेके  
श्री. लुभुआइ ने. गो. १.  
सस्तान व्यापार ए. फायर  
बस्ताऐवज करुन वेणार रेड. अहिर  
.....  
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.....  
तथाकथित दौ. घ. १०५१  
बस्ताऐवज करुन विल्याचे कबुल  
करतात.

(M.M.C.C.) ने. गो. १.

Recovered Misa Bhayander  
Municipal Council 1/2 %  
Stamp Duty Rs 2000/-  
(Two thousand twenty) 1/2 %  
in S. B. T. Thane  
vide challan No. 53  
D. 14/6/68

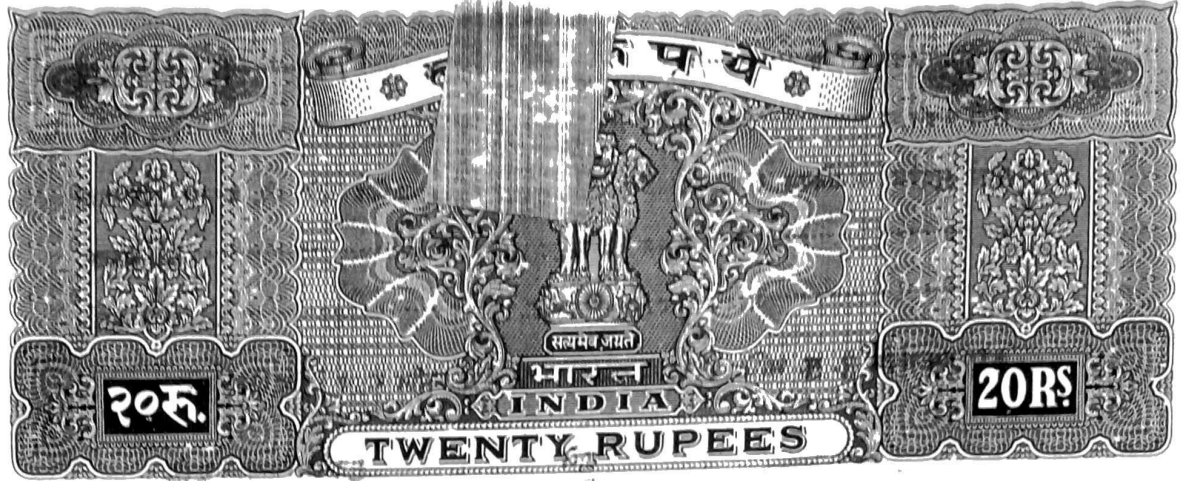


पुस्तक क्रमांक १५  
२५५५ क्रमांकावर नोंदला  
M.M.C.C.  
वुययम निबंधक, ठाणे-४.  
दिनांक १६ माहे १२ सन १९६८

M.M.C.C.  
वुययम निबंधक ठाणे क. ४



20 Rs.



विक्री के लिए  
क्रमांक 9238 2d  
नाम Jagdish N. Patel  
दिनांक 8.7.97

1806  
स्टैप नंबर  
(जी. के. सी. चारणे)

16 JUL 1997

टनन-१  
२५५- ६१६  
१९९६

AGREEMENT FOR RESALE

ARTICLES OF AGREEMENT made and entered into at  
Bhayandar this 16th day of July 1997 BETWEEN, SHRI  
JAGDISH N. PATEL, Indian Inhabitant, Residing at  
301, Phase No. 3, C-18 Shanti Park, Mira Road  
(East) Dist:- Thane 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.

...2...

STMP

गुणमय के मोल

आदेशित/परिष्कृत प्रकृत्य क्र. 350/19.20 अधिविक्रिय शुल्क क्र. 40/.....  
 पंजी अंकन क्र. .... अन्वये भारतीय दंडित बैंक शाखा .....  
 सुप्री सुप्री अधिनियम 1946 के कलम 32 अन्वये प्रमाणित कारणात् येने ही, प्रस्तुत सतिष्कार  
 क्र. K.P. K. 49/ सुप्री शुल्क देय अत्रुन, वि. वि. ....  
 क्र. 49 ..... अन्वये भारतीय दंडित बैंक, शाखा .....

कर्त प्रमाणपत्र क्र. सु. अदि. 1946 के कलम 43 अ ज्या अचीन राहुन देणत येत आहे.

दि. 30 9 2019  
 सुप्री निष्ठाविष्ठा  
 दि. 30 9 2019



टनन-2  
 244-612  
 10.8

: 2 :  
 A N D  
 \*\*\*\*\*

SHRI LABUBHAI J. GOTI, PROP. M/S S. KUMAR  
 INDUSTRIES Indian inhabitant, havin Office at 9,  
 Satya sai Industrial Estate, Fatak Road, Bhayandur  
 (East) Dist:- Thane 401105, 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.

WHEREAS the Vendor is absolute owner and in  
 exclusive possession of or otherwise well and  
 sufficiently entitled to the Gala on the Ground

(Signature) 30/9/19

: 3 :

244-49E  
Sheet

floor bearing No. 13 on the Ground floor having a  
Brick Wall (Not RCC) and Asbestos Sheets Roofing  
Built-up/Supper Built-up area of 675 Sq. Ft. or  
thereabouts in the Estate known as SATYASAI  
INDUSTRIAL ESTATE Bhayandar (East) & more  
particularly described in the Schedule hereunder  
written.

AND WHEREAS by and under an agreement for sale  
dated the 21th day of March, 1994 entered into  
BETWEEN M/S SATYASAI ENTERPRISES a partnership firm  
herein referred to as "THE BUILDERS" of the ONE  
PART and Smt. Harshaben L. Goti And Shri  
Vallabhadas N. Limbani purchasers therein acquired  
the said Gala premises & Open places on OWNERSHIP  
BASIS on payment of full sale consideration  
therefore hereinabove mentioned and took possession  
thereof.



AND WHEREAS the said Smt. Harshaben L. Goti  
And Shri Vallabhadas M. Limbani resold the said  
Gala premises & open place on OWNERSHIP BASIS to  
Shri Jagdish N. Patel the Vendor therein vide an  
AGREEMENT FOR RE-SALE, Dated the 22nd day of August  
1995.



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

SNR

Summed 4...  
J. 01/27

टनन-४

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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.

AND WHEREAS the Vendor has agreed to sell the Gala premises No. 13 Ground floor, only and the Purchaser has agreed to purchase the Gala premises No. 13 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. 13 and the Purchaser has agreed to acquire the said Gala premises No. 13 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. 13 on the Ground Floor, having a Built-up/Supper Built-up Area of 675 Sq. Ft. or thereabouts in the Estate known as "M/S. SATYASAI INDUSTRIAL ESTATE".
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. 1,31,000/- ( Rupees One Lac Thirty One Thousand Only) in full and final settlement of their claims

✓ S.P.

✓ (Signature) ५. ०५११



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टनन-४

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: 5 :

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.11,000/- (Rupees Eleven Thousand only) being the part payment of the Sale consideration of the said Gala No.13, hereinabove mentioned (the payment and receipt whereof, the Vendor both hereby admit and acknowledge of and from Purchasers).

(b) It has been mutually agreed upon by and between the parties hereto that the Purchaser shall pay to the Vendor the balance amount of Rs. 1,20,000/= (Rupees One lac Twenty Thousand only on or before 31st Day of July 1997.

(c) The Vendor shall handover the possession of the said Gala premises No. 13 to the Purchaser immediately on receipt of the balance amount.

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,



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GUMMIL V. 0177

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(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 payable including the periodical rates and 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.

SAR

...7...  
Gajendra S. Datta

टनन-४

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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.

THE SCHEDULE HEREINABOVE REFERRED

ALL THAT GALA PREMISES NO. 13 on the Ground Floor, having a Brick wall only ( Not RCC ) and Asbestors Sheet Roofing a Built-up/Super Built-up area of 675 (Six Hundred Seventy five) SQ. Ft. or thereabouts in the Messrs know as SATYASAI INDUSTRIAL ESTATE, Bhayandar (East) on a plot of land bearing Survey No. 49 Hissa No. 2 & 4 containing by admeasuring \_\_\_\_\_ yds. equivalent to \_\_\_\_\_ sq. mtrs., situate, laying and being in the Revenue village <sup>Goddeo</sup> of Bhayandar, <sup>East</sup> Taluka & Dist. <sup>(MIRA-BHAYANDAR)</sup> Thane, Bhayandar (E), in the Registration Sub-district & district of Thane and within the jurisdiction of MIRA-BHAYANDAR MUNICIPAL COUNCIL, Bhayandar (E), Dist Thana.

...8...

SAP

(MIRA-BHAYANDAR) ४. ०१/२७



टनन-४

२५८५-१३१६

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: 8 :

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

SIGNED, SEALED AND DELIVERED,  
by the withinnamed "VENDOR"  
SHRI JAGDISH N. PATEL  
in the presence of .....

SAP

1. Benath Ramani
2. २१४२१. २०३. ५१०.

SIGNED, SEALED AND DELIVERED  
by the withinnamed "PURCHASER"  
SHRI LABHUBHAI J. GOTI  
PROP. OF M/S S. KUMAR INDUSTRIES  
in the presence of .....



1. Benath Ramani
2. २१४२१. २०३. ५१०.

...9...





टनन-४

२५५-१५९६

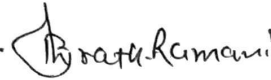
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RECEIPT

RECEIVED of and from the "PURCHASER", SHRI LABHUBHAI J. GOTI PROP. OF S. KUMAR INDUSTRIES the sum of Rs. 11,000/- (Rupees Eleven Thousand Only ) being the part payment for sale of Gala premises No.13, on Ground floor by cash on

Witness:

I SAY RECEIVED:

1.  B. S. Ramani
2. २५२१-२५२-५७१

(VENDOR)

RECEIPT


RECEIVED of and from the Purchaser, SHRI LABHUBHAI J. GOTI PROP. OF S. KUMAR INDUSTRIES, the sum of Rs. 120,000/- (Rupees One Lac Twenty Thousand only) being the Balance Full & Final consideration herein above maintained as per the details given under.

cheque No.	Date	Name of the Bank	Amount
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446649	15/07/97	VASAI JANATA SAHA- KARI BANK LTD	1,20,000/-
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WITNESS :

I SAY RECEIVED:

1.  B. S. Ramani
2. २५२१-२५२-५७१

(VENDOR)

टनन-४  
२५८५-१५१९६  
१९९६

LETTER OF POSSESSION

SHRI JAGDISH N. PATEL, do hereby CONFIRM, ADMIT AND ACKNOWLEDGE that I have received the agreed sale consideration and do hereby handover the said Gale No. 13, on the Ground floor, in SATYASAI INDUSTRIAL ESTATE, at Bhayandar (E), Dist Thane, to the purchaser SHRI LABHUBHAI J. GOTI PROP. OF M/S S. KUMAR INDUSTRIES Office at 9, Satya Sai Industrial Estate, Fatak Road Bhayandar (East) Dist Thane. vacant and peaceful physical possession today, subject to realization of the full and final of the agreed sale consideration.

Dated    th    day of

TAKANOVER QUIET, VACANT  
PEACEFUL PHYSICAL  
POSSESSION.

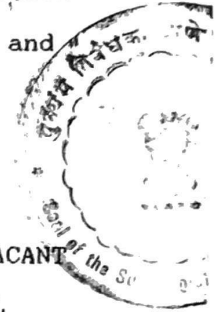
✓ (कामना ज. गोटी)  
(PURCHASER)

SHRI LABHUBHAI J. GOTI  
PROP. OF M/S S. KUMAR IND.

HANDOVER QUIT, VACANT  
PEACEFUL PHYSICAL  
POSSESSION.

✗ (JNP)  
(VENDOR)

SHRI JAGDISH N. PATEL



WITNESSES :

- 1. Brath Ramani
- 2. राजेश. राम. पुरे.

KARAN SINGH B. ARCH  
REGD. ARCHITECT & VALUER

FAX : 91-22-819 5894  
PH. : 819 4571

# JAI SHREE ENTERPRISES

Handwritten notes in a box:

277-8  
244-9898  
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ARCHITECTS, PLANNERS, ENGINEERS,  
DESIGNERS, VALUERS AND  
PLANNING CONSULTANTS

## VALUATION CERTIFICATE TO WHOM SO EVER IT MAY CONCERN

This is to certify that Shri. LAHUBHAI J. GOTI  
PROPRITOR OF M/s. SKUMAR INDUSTRIES has purchased an  
Industrial shed/Gala premises bearing No. 13 on the Ground  
Floor, admeasuring 675=00 sq.ft in the Industrial Estate  
named "SATYASAI INDUSTRIAL ESTATE, located at 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  
Asbestos sheets. Considering the construction, the locality  
proximity to basic civic amenities, and the prevailing  
market rates in the area, I have calculated the rate of the  
said premises @ Rs. 195/= per sq.ft.

I hereby certify the value of the said Industrial  
Gala/shed No.13 admeasuring 675=00 sq.ft @ Rs. 1,31,625/-  
SAY Rs. 1,31,000/= (Rupees One lakh thrity one Thousand  
Only) as on July 1997.

Date : 15/07/97.

Place : Bhayandar.



*[Signature]*  
Karan Singh B. Arch. (BOM)  
ARCHITECT AND APPROVED VALUER  
REG. LIC No. 14730 - TNA  
VALUER No.: 3360/DLI



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SHRI JAGDISH N. PATEL Indian inhabitant residing at 301, Phase No. 3, C-18 Shanti Park, Mira Road (East) Dist : Thane, 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.

WHEREAS the Vendor is absolute owner and in exclusive possession of or otherwise well and sufficiently entitled to the Gala on the Ground

...s. H. L. Gofri

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floor bearing No. 13 on the Ground floor having a Built-up/Supper Built-up area of 675 Sq. Ft. or there abouts in the Estate known as **SATYASAI INDUSTRIAL ESTATE** Bhayandar (East) & more particularly described in the Schedule hereunder written.

AND WHEREAS by and under an agreement for sale dated the 21th day of March, 1994 entered into between **M/S. Satyasai Enterprises** a partnership firm of the one part and Smt. Harshaben L. Goti And Shri Vallabhadas N. Limbani purchasers therein acquired the said Gala premises & Open places on Ownership Basis on payment of full sale consideration

AND WHERE AS the said Smt. Harshaben L. Goti And Shri Vallabhadas M. Limbani sold the said Gala to Shri Jagdish N. Patel. the Vendor herein.

AND WHEREAS, the Vendors herein confirms that the above said Agreement executed between the Builders and Vendors herein is legally valid, existing, subsisting and is not cancelled, 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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Smt. Harshaben L. Goti

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AND WHEREAS the Vendor has agreed to sell the Gala premises No. 13 Ground floor, only and the Purchaser has agreed to purchase the Gala premises No. 13 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. 13 and the Purchaser has agreed to acquire the said Gala premises No. 13 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. 13 on the Ground Floor, having a Built-up/Supper Built-up Area of 675 Sq. Ft. or there abouts in the Estate known as "M/S. SATYASAI INDUSTRIAL ESTATE"
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. 61,000/- ( Rupees Sixty One Thousand 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.11,000/- (Rupees Eleven Thousand only) being the part payment of the Sale consideration of the said Gala No.13, hereinabove mentioned (the

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payment and receipt whereof, the Vendor both hereby admit and acknowledge of and from Purchasers).

(b) It has been mutually agreed upon by and between the parties hereto that the Purchaser shall pay to the Vendor the balance amount of Rs. 50,000/= (Rupees Fifty Thousand only on or before

(c) The Vendor shall handover the possession of the said Gala premises No. 13 to the Purchaser immediately on receipt of the balance amount.

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.

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6. The Purchaser here by further declares that he shall regularly and by the due date the dues payable including the periodical rates and 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

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hereunto set and subscribed their respective hands and seal to these presents, the day and year first hereinabove written.

**THE SCHEDULE HEREINABOVE REFERRED**

ALL THAT GALA PREMISES NO. 13 on the Ground Floor, having a Built-up/Super Built-up area of 675 (Six Hundred Seventy five) Square feet or thereabouts in the Messers know as SATYASAI INDUSTRIAL ESTATE, Bhayandar (East) on a plot of land bearing Survey No. 49 Hissa No. 2 & 4 containing by admeasuring \_\_\_\_\_ yds. equivalent to \_\_\_\_\_ sq. mtrs., situate, laying and being in the Revenue village of Bhayandar, Taluka & Dist. Thane, Bhayandar (E), in 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" )  
SMT HARSHABEN L. GOTI ) H. L. Goti  
in the presence of ..... )

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SIGNED, SEALED AND DELIVERED, )  
by the withinnamed "VENDOR" )  
SHRI VALLABHADAS M. LIMBANI ) M. Limbani  
in the presence of ..... )

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RECEIPT

RECEIVED of and from the "PURCHASER", SHRI JAGDISH N. PATEL the sum of Rs. 11,000/- (Rupees Eleven Thousand Only) being the part payment for sale of Gala premises No.13, on Ground floor by cash on

Witness:  
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- 1.
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I SAY RECEIVED:

H. L. GATI  
H. L. GATI

(VENDOR)

RECEIPT

RECEIVED of and from the Purchaser, SHRI JAGDISH N. PATEL, the sum of Rs. 50,000/- (Rupees Fifty Thousand only) being the Balance Full & Final consideration herein above maintained as per the details given under.

<u>cheque No.</u>	<u>Date</u>	<u>Name of the Bank</u>	<u>Amount</u>

WITNESS :  
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- 1.
- 2.

I SAY RECEIVED:

H. L. GATI  
H. L. GATI

(VENDOR)

LETTER OF POSSESSION

SMT. HARSHABEN L. GOTI & SHRI VALLABHADAS M. LIMBANI, do hereby CONFIRM, ADMIT AND ACKNOWLEDGE that I have received the agreed sale consideration and do hereby handover the said Gala No. 13, on the Ground floor, in SATYASAI INDUSTRIAL ESTATE, at Bhayandar (E), Dist Thane, to the purchaser SHRI JAGDISH N. PATEL residing at 301, Phase No. 3, C - 18 Shanti Park Mira Road (East) Dist Thane. vacant and peaceful physical possession today, subject to realization of the full and final of the agreed sale consideration.

Dated    th   day of

TAKANOVER QUIET, VACANT  
PEACEFUL PHYSICAL  
POSSESSION.

(PURCHASER)  
SHRI JAGDISH N. PATEL

*[Signature]*

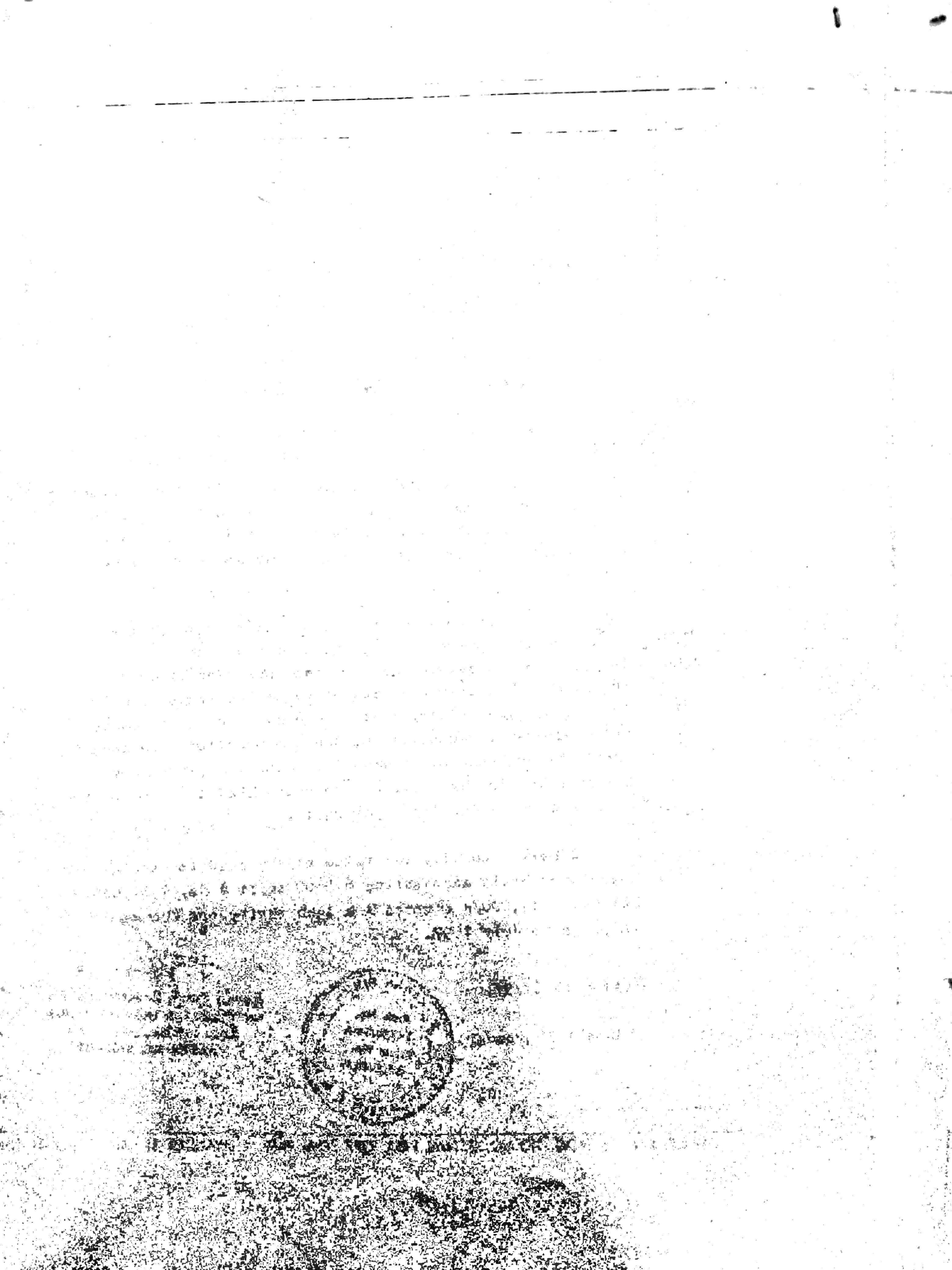
HANDOVER QUIT, VACANT  
PEACEFUL PHYSICAL  
POSSESSION.

(VENDOR)  
SMT. HARSHABEN L. GOTI &  
H.L. Goti  
SHRI VALLABHADAS M. LIMBANI

*[Signature]*

WITNESSES :

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विक्रीचे ठिकाण : लोकमान्य टोळिका रोडवर भायंदर  
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*[Handwritten signature]*

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bhayandar this dated 21st day of March 1994 Between M/S. SATYASAI ENTERPRISES a Partnership firm Registered under Indian Partnership Act 1932 and carrying on business at 103, POOJA, Geetanjali Nagar, Station Road, Bhayandar (W), Dist : Thane 401 401 hereinafter called "The Vendors" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm and their respective heirs, executors, administrators and assignees) of the ONE PART And

H. K. (S. S. Enterprises)  
 (S. S. Enterprises)

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1. SMT. HARSHABEN L. GOTI AND 2. SHRI VALLABHDAS  
LIMBANI Flat No. 302/A/4/Sector VI Shanti Nagar,  
Mira Road hereinafter called "The Purchasers/s"  
(Which expression shall mean and include them and  
the survivor or survivors of their, legal heirs,  
executors and administrators of the last survivor,  
their, assignees) of the OTHER PART.

**W H E R E A S :**

1. By Deed or Agreement of sale dated 9th day of  
December, 1991 the Vendors have purchased the plot  
of land freehold tenure subject to payment of  
usual N. A. assessment to Government and situated

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at Village Bhayandar (E) bearing S. NO. 49 H. No. 2 & 4 and survey No.49 H. No.5/4 & 3 and admeasuring approx. 1631 Sq. yards or thereabout within the registration sub-district of Thane District.

2. The vendors propose to sale the Gala & open place in the Estate on ownership basis.
3. The Purchaser have agreed to acquire Gala No. 10 and open place attached to the said Gala Aprox. 750 Sq. Ft. and as per their convenience on the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED by and between the parties hereto as follows

1. The party of the First part are constructing the said building on the said plot in accordance with the plans and specifications which have been kept at the building site for inspection and which the party of the second part has been and approved and also agreed that the party of the first part may such variations, charges and modifications therein as may be required to be done by the Government, the Gram Panchayat or any other local authority.
2. The party of the second part has prior to the execution of this Agreement satisfied themselves about the title of the party of the first part to the said plot. The party of the second part shall not be entitled further to investigate the title of the party of the first part and no requisition of objection shall be raised on any matter relating thereto.

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3. The party of the second part hereby agrees to acquire the open place attached to Gala Aprox. 750 Sq. Ft. along with Gala No. 10 for which the seprate Agreement was made and this is also Annexure to the original Agreement dt. 24.03.94 as per their own convenience on the ground floor of the said building as per the plans and specifications seen and approved by them .
4. The party of the first part agreed to hand over the possession of the said open place to the party of the second part by the end of the month of March 1994.
5. The party of the second part shall have right until the execution of the conveyance in favour of the proposed society or Limited company to make additions, put up additional structures as may be permitted by Panchayat and other competent authorities sush Additions, structures and stores will be the sole property of the party of the second part who will be entitled to dispose it off in any manner they choose and the party of the first part hereby consents to the same.
6. That the said building shall always be known as M/S SATYASAI INDUSTRIAL ESTATE and the name of the Co-operative Housing Society or Limited Company to be formed shall bear the name M/S. SATYASAI CO OPERATIVE HOUSING SOCIETY LTD. and this name shall not the party of the first part.
7. The party of the First party agreed to assign there right, title, and interest of the said open

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place attached to Gala No. 10 and for the said extend Co Operation to the maximum and sign and or execute any document, to enable the B.S.E.S. Ltd. and other Govt. body to office ect. for the said open place Structure.

8. By execution of this agreement the party of the Second part have full right to construct the Gala on the open place and party of the first part hereby assign there right, title and interest in the said Gala & open place premises who is entitled to hold, possess occupy and enjoy the said open place without any interruption from them.

IN WITNESS WHEREOF the parties hereto have send their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERED TO :

All that piece or parcel of vacant land or ground situate lying and being at village Bhayandar (E) in the Taluka Thane, in the registration sub District of Thana and forming part of land described in the first schedule hereinabove written and which piece or parcel of land being sub divided plot No. in survey No. 49 H. No. 2 and 4 admeasuring Sq. Yards or thereabout and bounded as follows :

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That is to Say :

On or towards the North By

On or towards the South by

On or towards the East by

On or towards the West by

SIGNED SEALED AND DELIVERED

BY the withinnamed

M/S. SATYASAI ENTERPRISE

By the hand of one of its

partners in the presence of

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) *RAI*  
)  
)  
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SIGNED SEALED AND DELIVERED

By the withinnamed Purchasers

SMT. HARSHABEN J. GOTI

VALLABHDAS M. LIMBANI

in the presence of

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)  
) H L. GOTI  
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) *CHHANNIJI MUGGI*  
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