



Saturday, November 03, 2007  
8:18:37 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

## पावती

पावती क्र. : 11011

दिनांक 03/11/2007

पावाचे नाव गोखिवरे

दस्तावेजाचा अनुक्रमांक वसई 11012 - 2007

दस्तावेजाचा प्रकार करारनाम

सादर करणाराचे नाव: सिध्दार्थ भरत डेलीवाला

नोंदणी फी :- 8520.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजबात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13) :- 260.00


एकूण रु. 8780.00

आपणास हा दस्त अंदाजे 5:27PM ह्या वेळेस मिळेल

  
दुय्यम निंबधक  
वसई 1

बाजार मुल्य: 852000 रु. मोबदला: 828000रु.  
भरलेले मुद्रांक शुल्क: 51500 रु.



  
लिपिक  
ड. नि. का. वसई - १

Customer Copy  
34522  
Branch: Vasai Date: 23-10-07  
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	51500.00
Service Charges	Rs.	10.00
Total	Rs.	51510.00

Name & Address of Stamp duty paying party  
Siddharth B Deliwala  
C/503-504 Nilgiri Apt.  
S.V. Road, Vanigota Co-op.

Tel No. / Mobile No.: Malad W.

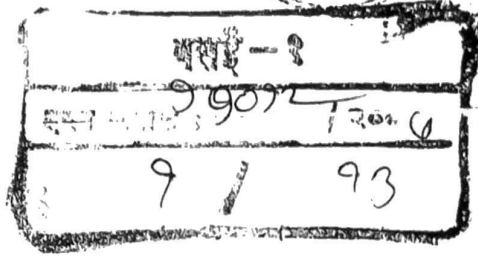
Purpose of Transaction  
in cash for Franking Documents

Rs. 51510

(For Bank's Use only)



The Cosmos Co-op. Bank Ltd  
Authorized Signatory  
Reg. No. BFN188/STC/P1111/04



AGREEMENT FOR SALE

THIS AGREEMENT made at Vasai on this 23rd day of Oct 2007, Between Mr. DIPAK H. SANGHAVI & Mrs. BHAVANA D. SANGHAVI Aged about 52 & 51. Occupation Business at present Residing at 12/Aryan Mahal, C. Road, Churchgate, Mumbai -400 020. hereinafter referred to as the OWNERS (which expression shall unless it be to the context meaning thereof include their legal heirs, executors, administrators and assigns) of

AND

Mr. SIDDHARTH BHARAT DELIWALA Aged about 26 Residing at C/503/504 Apartment 4, S.V Road, Vanigota Co-Op Housing Society Malad (W) Mumbai -400 020 hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall include his/her/their legal heirs, executors, administrators, and assigns) of the OTHER PART.

THE COSMOS CO-OPERATIVE BANK LTD.  
 Branch: Vasai, Vile Parle, Mumbai  
 D-5 STPPV/C/R-10004/06/000  
 4/1762-64/04

Rs. Five Thousand Five Hundred only

Stamp Duty  
INDIA  
Stamp Duty  
MAHARASHTRA  
R. 0051500f-PB5114  
Special  
17199  
124165  
OCT 23 2007  
16:32

For The Cosmos Co-op. Bank Ltd.  
Authorized Signatory

D. H. Sanghavi  
B. D. Sanghavi  
Siddharth B Deliwala

99092 / 1200 W  
21 93

WHEREAS the Owners are herein is seized and possessed of well ~~and lawfully~~ entitled to piece or parcel of Unit No.107, Area 60.278Sq Mtr (Built up) in Shubh Building 1<sup>st</sup> Floor, Sagar Manthan Premises Co-Op Soc. Ltd. registration No.

TNA VSI/GNL(O)1073/DT:04/02/2006. situated at Village: Gokhiware, Sativali Road, Vasai (E) within the limits of Panchayat Samiti, Vasai & Zilla Pariahad Thane, AND WHEREAS the purchaser wants to purchase the UNIT No.107, the purchaser has applied to the owners for allotment to the purchaser the Gala No.107 on 1<sup>st</sup> floor, area 60.278 Sq. Mtr. known as Sagar Manthan Premises Co-Op Soc. Ltd. AND WHEREAS the owners has agreed to sell and the purchaser has agreed to purchase the Unit no.107 AND WHEREAS ~~prior~~<sup>on</sup> to the execution of this agreement the purchaser has paid to the Owners a sum of Rs.8,28,000 /-(Rupees Eight lacsTwenty eight Thousand only) by Cheque being the full payment of sale price of the Unit agreed to be sold to the purchaser.

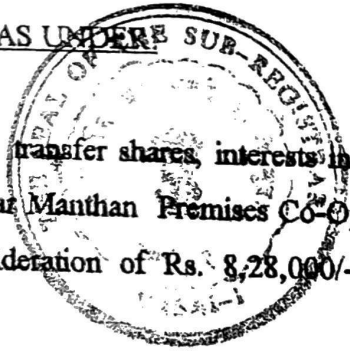
*A. H. Sanghani*  
*B. D. Sanghani*

AND WHEREAS by an under Agreement Dtd. 17<sup>th</sup> September 2004 registered with sub registrar Vasai III. Document No. Vasai 3/6713/2004 Dtd 24<sup>th</sup> September 2004. entered into by & between M/s. SAGAR CONSTRUCTION a partnership firm constituted and registered under Indian Partnership Act 1932, having office at Vanita Niketan, L.T.Road, Borivali (W), Mumbai herein referred to as "THE BUILDERS" of ONE PART sold the said Unit on ownership basis to Mr. DIPAK H. SANGHAVI & Mrs. BHAVANA D. SANGHAVI the Owners herein and the purchasers therein of the OTHER PART.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

NOW THIS AGREEMENT WITNESSETH AS UNDER

11. That the OWNERS hereby agrees to sell, ~~transfer shares, interests~~ in respect of Unit No. 107 at Shubh Building 1<sup>st</sup> Floor, of Sagar Manthan Premises Co-Op Soc. Ltd. in favour of the PURCHASER for a total consideration of Rs. 8,28,000/-(Rupees Eight Lacs Twentyeight thousand only).



Cont.3

*D. H. Sanghani*  
*B. D. Sanghani*  
*A. H. Sanghani*

3193  
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12. That the PURCHASER has paid full consideration amounted to Rs 8,28,000/- (Rupees Eight Lacs Twentyeight thousand only). by Cheque No...338245 dated: 23/10/2007 Drawn on: Bank of Baroda , Kandivali (w) Branch Cheque No185103 dated: 26/10/2007 Drawn on: Cosmos Co-op Bank Ltd Pune , Kandivali (w) Branch of the PURCHASERS towards the sale, transfer of shares, interests in respect of Unit No. 107, Shubh Building 1st floor, Sagar Manthan Premises Co-Op Soc. Ltd.

Sanghan  
Sanghan  
F.A  
F.A

13. That the OWNERS hereby handed over immediately vacant & peaceful physical possession of the said Unit to the PURCHASER.

14. That the PURCHASER hereby agrees to become member of Sagar Manthan Premises Co-Op Soc. Ltd. after occupying the said Unit from the OWNERS.

Belivale

15. That the OWNERS will bear and pay to the Society all its dues in respect of taxes, maintenance, MSEB bill & Municipal Taxes etc., till he hands over the possession of the said Unit to the PURCHASER and thereafter the PURCHASER will bear such liability in respect of the said Unit.

16. That the OWNERS shall deliver the original documents, such as Unit Agreement, Registration Receipt, Payment Receipt and Possession letter. and any other papers connected with the transfer of the said Unit No 107, 1st Floor, Sagar Manthan Premises Co-Op Soc. Ltd. to the PURCHASER.

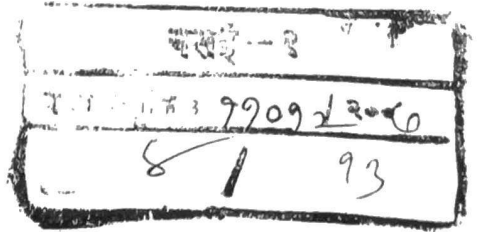
17. That the OWNERS shall make all necessary transfer application to the Society for the transfer of his shares, rights, titles and interests in the said Unit in favour of the PURCHASER.



Cont...4

J.H. Sanghan  
B.D. Sanghan

Belivale



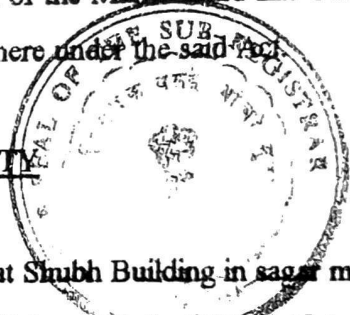
..4...

18. That the OWNERS doth hereby assure and covenant with the PURCHASER that the said Unit hereinabove mentioned which they have sold and assigned to the PURCHASER is his personal and absolute property that is free from all encumbrances, liens and charges, and they have not assigned the said Unit in favour of any person/persons, nor have any sub-letting or sub-tenancy been created nor any agreement for leave and license has been entered into in full or in part position of the said Unit, and that they have absolute authority in him to assign and transfer the said Unit to the PURCHASER. The OWNERS hereby undertakes to indemnify the PURCHASER against all such liabilities.

19. That the PURCHASER hereby agrees that after the said Unit is occupied by them after taking possession from the OWNERS, he will be responsible to meet all liabilities in respect of the dues of the said Unit to the Society, local authority MSEB and that he will abide by all rules, regulations, bye-laws and other laws of the registered society which are applicable to members of the society.

20. This Agreement shall always be subject to the provision of the Maharashtra flat Ownership Act (MAH ACT No. XV of 1963) and the rules made there under the said Act.

SCHEDULE OF PROPERTY



All the property being Industrial Unit No.107, on 1st floor, at Shubh Building in sagar manthan Premises Co-op Society Ltd., lying and being at Village: Gokhiware, Sativali Road, Taluka-Vasai, Dist-Thane. In Taluka and Registration Sub- District of Vasai and Registration of Thane, bearing of Survey No.40/42/43/44 and as approved as industrial layout by CIDCO Vasai. Area of this Industrial unit is 60.278sq.mts. (Built up).

J. H. Sanghani  
B. D. Sanghani

Cont. 5

*[Handwritten signature]*

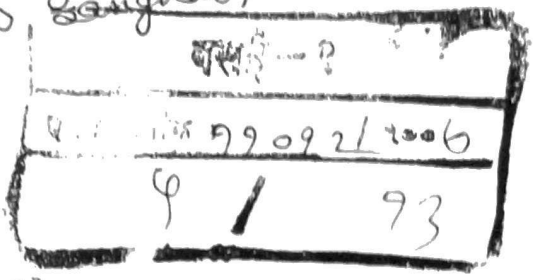
IN TESTIMONY WHEREOF the parties hereto have hereunto set their respective hands and seals on the day the year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED )  
the withinnamed 'OWNERS' )  
Mr. DIPAK H. SANGHAVI )

*D. H. Sanghani*

Mrs. BHAVANA D. SANGHAVI )  
In the presence of ..... )  
..... )

*B. D. Sanghani*



SIGNED SEALED AND DELIVERED by )  
The withinnamed 'PURCHASER' )  
Mr. SIDDHARTH BHARAT DELIWALA )  
..... )

*Siddharth*

in the presence of ..... )  
..... )

**RECEIPT**

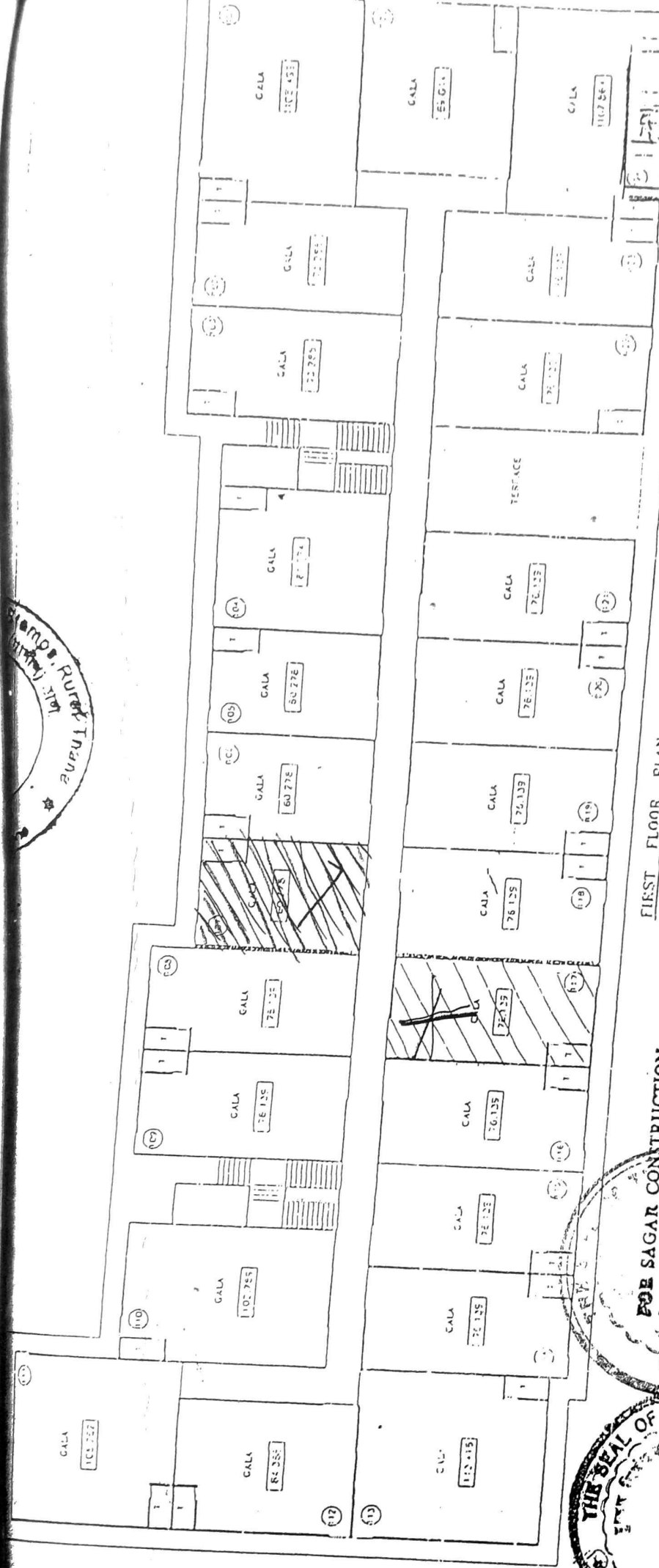
RECEIVED of and from the withinnamed purchaser a sum of Rs 8,28,000/- (Rupees Eight Lacs Twentyeight thousand only). by Cheque No...338245 dated: 23/10/2007 Drawn on: Bank of Baroda , Kandivali (w) Branch Cheque No 185103 dated: 26/10/2007 Drawn on: Cosmos Co-op Bank Ltd Pune , Kandivali (w) Branch full & final against the sale, transfer of shares, interests in respect of Unit No. 107, Shubh Building 1st floor, Sagar Manthan Premises Co-Op Soc. Ltd.

**WITNESSES**

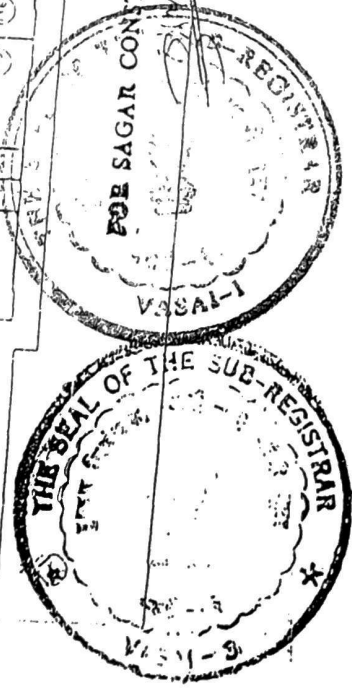
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म.प्र. रु.प.प. ३१७  
 २०१५



FIRST FLOOR PLAN  
 SAGAR NANTHAN INDUSTRIAL COMPLEX  
 MIDIDAPADA, GORIVARE, VASAI (E), THANE.



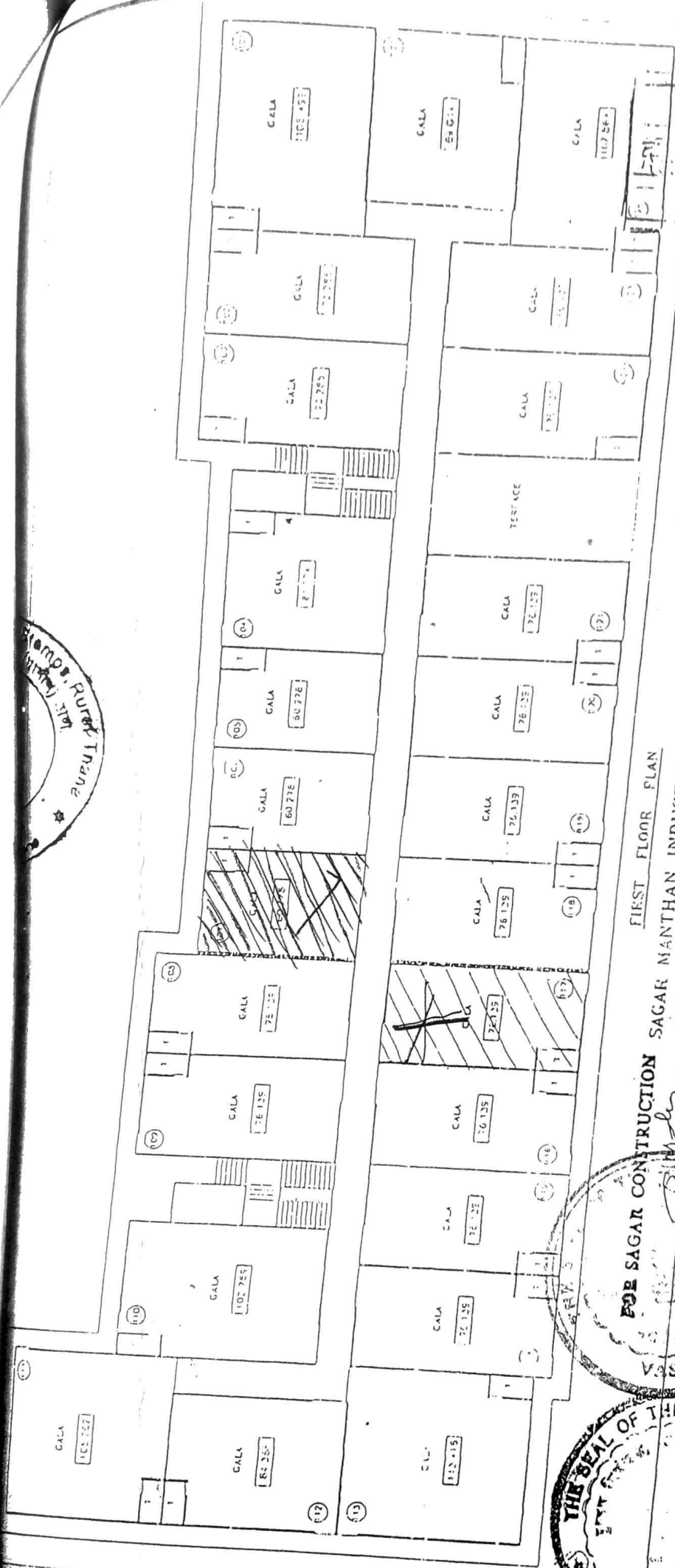
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99092  
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D.H. Sanghani

*(Signature)*  
 Behwala

Memorandum  
 20/10/1974  
 20/10/1974



FIRST FLOOR PLAN  
 SAGAR NANTHAN INDUSTRIAL COMPLEX  
 MIDIDAPADA, GOKHIVARE, VASAI (E), THANE.

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D.H. Sanghvi

Schivale





पुस्तक संख्या - 1  
 दिनांक 20/10/1997  
 20/10/97

श्री. व. व. ए. ए. ए. ए. ए.

कचमंडार, (पं. नं. 100/1), बंगलूरु शहर  
 तमिळुनाडु राज्य

संबंधित अनामक स्थान, नांदेडूर जिल्हा  
 काशीबाद व अन्वयवर्तमानादी, नांदेडूर जिल्हा  
 या स्थानावरील अनामक स्थानाच्या विकासाबाबत  
 या स्थानावरील अनामक स्थानाच्या विकासाबाबत  
 या स्थानावरील अनामक स्थानाच्या विकासाबाबत  
 या स्थानावरील अनामक स्थानाच्या विकासाबाबत

माहिती - पोलिसात

माहिती - अनामक

वै. नं. - 100/1

पुस्तक संख्या - 2  
 दिनांक 19/10/1997  
 19/10/97

Sub-Registrar  
 नांदेडूर जिल्हा

विक्रय भागि वार	धोरण (दि. आर. ए. नं.)	दिनांक	विक्रय भागि मागवत	धोरण (दि. आर. ए. नं.)	किंमत
अनामक	10/10/97	10	अनामक	10/10/97	

संबंधित अनामक स्थान

22 OCT 1997

पुस्तक संख्या - 1  
 दिनांक 20/10/1997  
 20/10/97

*Handwritten signature*

THE SEAL OF THE SUB-REGISTRAR  
 नांदेडूर जिल्हा, बंगलूरु शहर  
 10/10/97

पुणे

0.9

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) सर्वाधिकार

सर्व अधिकार कार्यलय, सुरास मजला, वसई (पूर्व) जि. ठाणे दुरास २५० इ.म.मी. (पूर्व) - ३३४४८६ / ३३४४८७ फॉन्स : २२२२२-११११११

सं. ३३३३३ C/DCCO/VVSR/DC/BP-1804/E/329

दिनांक :

20/07/2001

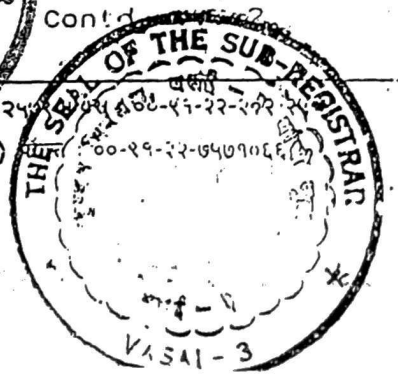
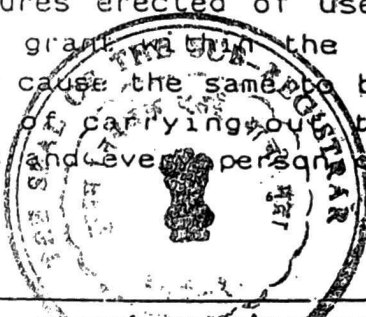
वसई-३  
 दस्ता : ६६९२/२००  
 32-1 50

## FINAL OCCUPANCY CERTIFICATE

I hereby certify that the development of Industrial Building No.1 (1st Floor) & Industrial Building No.2 (Part Ground Floor) with built up area 3121 71 Sq.m. on land bearing S.No.40/1A, 42/2(pt), 43/2A & 44/1(pt), Village Gokhiware, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. J.P. Mehta & Associates, licensed Surveyor (License/ Registration No.M/304/L.S STR-23) and has been inspected on 26/05/2001 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.C/DCCO/VVSR/BP-1804/E/407 dated 16/06/97 and amended plans approved vide letters dated 05/09/97 & 19/05/2000 issued by C/DCCO and permitted to be occupied subject to the following conditions:-

999 22000  
 93

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Director of Industries before commencement of manufacturing activities.
2. Water based/Chemical/Hazardous/Cbnoxious Units shall not be allowed in the Industrial Units.
3. No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.
4. Notwithstanding any thing contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of building or structures erected of use contrary to the provision of this grant and the specific time Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee, his successors and every person deriving title through or under them.



सौ.दुर्गावती कार्यालय 'मंगल', सुरास म. जे, वसई पूर्व - ४०० ०२९, दुरासनी : २२२२२ / २२२२२ - २२२२२  
 मुख्य कार्यालय : सिडको भवन, सी.बी.डी.-वेलापूर, नवी मुंबई - ४० ६१४, दुरासनी : ०५० १२३४ (२ लाइन्स) फॉन्स : ००-२९-२२-०५०१०६

Signature

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) सय्यादित

प्लॅनिंग

0.9

सहकारी कार्यालय, दुसरा मंजरा, वसाई (पूर्व) जि. ठाणे क्र. २१० दूरधनी : (०२२) - २२४४८६ / २२४४८७ फॅक्स : २२४४८८-२२४४८९

दस्तावेज क्र. CIDCO/VVSR/OC/BP-1804/E/329

दिनांक : 20/07/2001

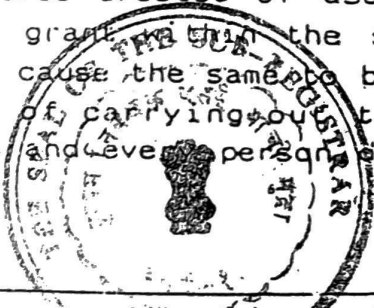
वर्ग - ३
दस्ता : ६५९२/२०००
32-1 80

## FINAL OCCUPANCY CERTIFICATE

I hereby certify that the development of Industrial Building No.1 (1st Floor) & Industrial Building No.2 (Part Ground Floor) with built up area 3121.71 Sq.m. on land bearing S.No.40/1A, 42/2(pt), 43/2A & 44/1(pt), Village Gokhiware, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. J.P. Nehra & Associates, Licensed Surveyor (License/Registration No.M/304/L.S STR-23) and has been inspected on 26/05/2001 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.CIDCO/VVSR/BP-1804/E/407 dated 16/06/97 and amended plan, approved vide letters dated 05/09/97 & 19/05/2000 issued by CIDCO and permitted to be occupied subject to the following conditions:-

9909 21 2000  
93

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Director of Industries before commencement of manufacturing activities.
2. Water based/Chemical/Hazardous/Obnoxious Units shall not be allowed in the Industrial Units.
3. No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.
4. Notwithstanding any thing contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of building or structures erected of use contrary to the provision of this grant. The specific time Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/his successors and every person deriving title through or under them.



सहायकी कार्यालय 'दमोल', दुसरा मंजरा, वसाई (पूर्व) जि. ठाणे क्र. २१० दूरधनी : (०२२) २२४४८६ / २२४४८७ फॅक्स : २२४४८८-२२४४८९  
मुख्य कार्यालय : सिडको भवन, सी.बी.डी.-वेल्लापूर, नवी मुंबई - ४० ६१४. दूरधनी : ०५७ २२४४८६ (रे. लाइन्स)

फाइल नं०

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

महाराष्ट्र शासन शहरी विकास विभाग मुंबई (पूर्व)
दस्तावेज क्र. २००२
३३/८०

पत्ता : मुंबई (पूर्व), जिल्हा : मुंबई (पूर्व), पिन : ४०० २००

दिनांक : २

5. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

6. This certificate of occupancy is issued only in respect of 35 Galas contained in 2 No. of Buildings (Building No.1, 1st Floor only (25 Galas) & Industrial Building No.2, Part Ground Floor (10 Galas).

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7. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

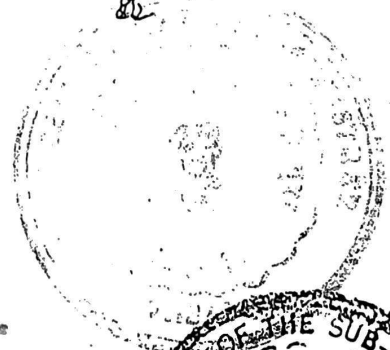
8. Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan only certified is returned herewith.

*(Signature)*

(S.D. VARGE)

EXECUTIVE ENGINEER (BP & VV)



वर्ग - ३  
 प्लान नं. १९९२/१००२  
 ३९/१८०

PLAN, LOCAL...  
 AREA...  
 RECEIPT...  
 PLAN SHALL NOT BE  
 ACCEPTED AS A PROOF  
 OWNERSHIP, FOR ANY  
 PURPOSES IN ANY COURT OF

THIS PLAN SHALL NOT BE  
 CONSIDERED AS A PROOF  
 OF OWNERSHIP, FOR ANY  
 DISPUTES IN ANY COURT OF

AS BUILT DRAWINGS  
 APPROXIMATE SUBJECT TO CONDITIONS  
 MENTIONED IN CO LIMITED  
 Dated... 25/10/100

EXECUTIVE ENGINEER  
 (BUILDING REGISTRATION) - VI  
 AMBIKA COMMERCIAL...  
 SECOND FLOOR, VASAI (EAST),  
 DIST. THANE

वर्ग - ३  
 प्लान नं. १९९२/१००६  
 ९०/१३

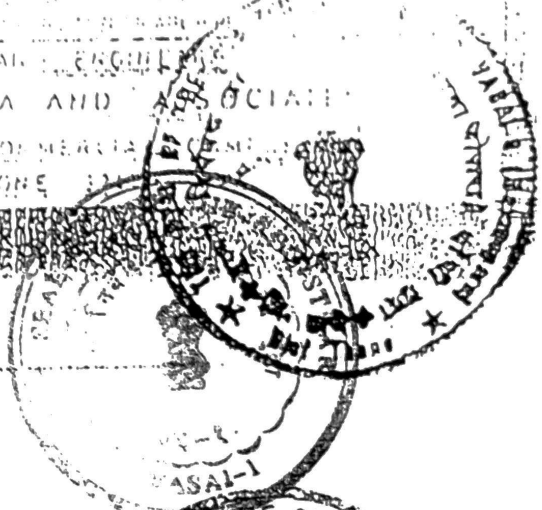
STATE...  
 WORKED OUT BY...  
 SQUARE METRE...  
 BEARING...  
 DIST. THANE

BEARING...  
 NO. 10...  
 RA, (PT) MIL GOKHWADE...  
 YASAI, DIST. THANE

NAME OF OWNER  
 BINAL KOBADIA (SAGAR CONSTRUCTION P. A. HOLDER)

385  
 3/1

ARCHITECT'S AND ENGINEER'S  
 J. P. MEENA AND  
 AMBIKA COMMERCIAL...  
 VASAI, DIST. THANE



POSSESSION LETTER

Vide Agreement 23rd day of Oct 2007 with Mr. . SIDDHARTH BHARAT DELIWALA We have handed over peaceful and vacant possession, of Unit No.107, Area 60.278 Sq Mtrs (Built up) in Shubh Building 1<sup>st</sup> Floor, Sagar Manthan Premises Co-Op Soc. Ltd., registration No. TNA /VSI/GNL(O)/1073/DT:04/02/2006. situated at survey no. .40/42/43/44 Village: Gokhiware, Sativali Road, Taluka Vasai ,Dist.Thane

Place: Vasai

*D H Sanghavi*  
Mr. DIPAK H. SANGHAVI

Date:03/11/2007

Mrs. BHAVANA D. SANGHAVI

*B D Sanghavi*

CONFIRMATION

I hereby confirm the above & taken peaceful & vacant possession of above stated Gala in good condition, now onwards I am responsible for Society, MSEB & other dues.

Place: Vasai

*Siddharth Bharat Deliwala*  
Mr. SIDDHARTH BHARAT DELIWALA

Date:03/11/2007